

GRESSMAN GRANT A & LESLIE ANN
45165 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

16-2N-25-0000-0009-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEM CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0900 01 2,934 106.2200 132.78 389,577 2014 2014 0 0 4.00 96.00										Tax Group: 6 Tax Dist:									
Roof Structur 08										1 SNGL FAM - 100% - 2015 Heated Area: 2420 HX Base Yr 2015										BUILDING MARKET VALUE 391,991									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 78,143									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 35,000									
Interior Floo 12																				TOTAL MARKET VALUE 505,134									
Air Condition 03																				SOH/AGL Deduction 211,907									
Heating Type 04																				ASSESSED VALUE 293,227									
Bedrooms 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 02																				BASE TAXABLE VALUE 243,227									
Frame 1.1																				TOTAL JUST VALUE 505,134									
Stories 1.1																				NCON VALUE 1,860									
Units 0																				INCOME VALUE									
Occupancy 00																				PREVIOUS YEAR MKT VALUE 482,106									
																				ALSO OWNS AG PRCL: 16-2N-25-0000-0009-0000									
Quality 03										Quality Level 03																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 08																			
NEIGHBORHOOD/LOC 8026.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,420 100 2,420 308,475																													
FGR 625 55 344 43,849																													
FOP 273 30 82 10,452																													
FOP 292 30 88 11,218																													
TOTALS 3,610 2,934 373,994																													
EXTRA FEATURES										45165 GRESSMAN DAIRY RD, CALLAHAN																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																													
1 0810 CONCRETE A 0 100 0 0 824.00 SF 6.50 6.50 100 2014 2014 3 95 5,088																													
2 0861 POOL GUNIT 0 100 0 0 525.00 SF 85.00 85.00 100 2021 2021 3 95 42,394																													
3 0855 CONC PAVER 0 100 0 0 1,898.00 SF 10.00 10.00 100 2021 2021 3 99 18,790																													
4 0462 ST/AL FNC 0 100 0 0 624.00 SF 10.00 10.00 100 2021 2021 3 95 5,928																													
5 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2021 2021 3 98 588																													
6 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2021 2021 3 93 930																													
7 0681 POLE SHED 0 100 18 10 180.00 SF 15.00 15.00 100 2021 2021 3 95 2,565																													
8 0871 POOL HTR R 1 100 0 0 1.00 UT 2,000.00 2,000.00 100 2024 2021 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 78,143																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 100 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 35,000.00 35,000.00 35,000																													
REVIEW DATE 01/06/2023 BY KWA										Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000										PRINTED 08/06/2024 BY SYS									

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