PT OF FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1433/1058

PAGE KEVIN J & DEBRA E
55349 GRESSMAN ROAD
CALLAHAN, FL 32011

2024

42-2N-25-0000-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

55153 GRESSMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	24,150
TOTAL MARKET VALUE	36,150
SOH/AGL Deduction	0
ASSESSED VALUE	36,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,150
TOTAL JUST VALUE	36,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C115387	CO ISSUED	0	11/02/2012
B1226486	REMODEL	1,600	10/01/2012
M16761	H/AC	0	12/01/2011
P15544	NEW CONSTR	0	12/01/2011
B19379	DEMOLITION	0	01/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1058	8/01/2006	WD	U	I	01	24,000

GRANTOR: GRESSMAN CHARLES L &

GRANTEE: PAGE KEVIN J & DEBR

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2011	2011	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0	0007	RSF-1	0.00	0.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/06/2024 BY SYS