PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 174/348 &
OR 280/329

PAGE PATRICIA L/E/
55392 GRESSMAN RD
CALLAHAN, FL 32011

2024

42-2N-25-0000-0003-0010

BUILDING CHARACTERISTICS

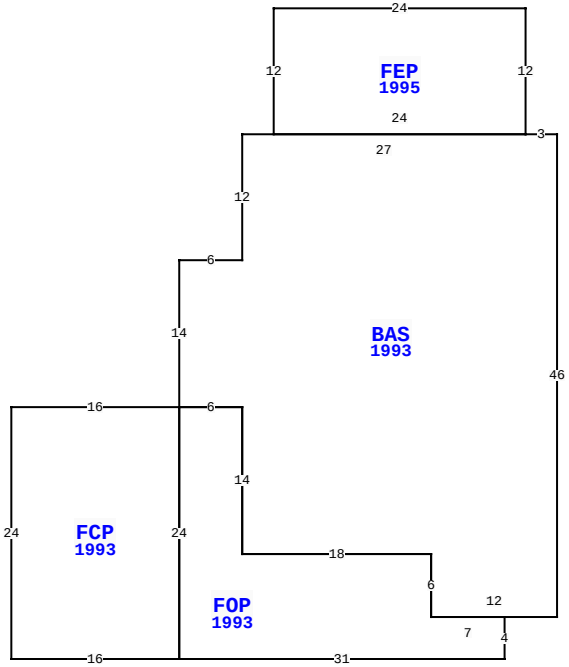
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
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	1,356	100	1,356	103,684
FCP	384	25	96	7,341
FEP	288	80	230	17,586
FOP	352	30	106	8,105
TOTALS	2,380		1,788	136,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	110.1000	104.60	187,025	1930	1970	0	0	0	26.90	73.10

1 SINGLE FAM – 100% - 1975 Heated Area: 1356 HX Base Yr 1975



55392 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		136,715
TOTAL MARKET OB/XF VALUE		11,265
TOTAL LAND VALUE - MARKET		80,460
TOTAL MARKET VALUE		228,440
SOH/AGL Deduction		102,939
ASSESSED VALUE		125,501
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		70,501
TOTAL JUST VALUE		228,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951863	ADDITION	2,448	04/01/1995
4214	N/A	3,000	07/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2500/0087	9/27/2021	LE	U	I	11	100
GRANTOR: PAGE PATRICIA						
GRANTEE: PAGE MICHAEL S & KE						
0280/0329	11/20/1978	FS	U	V		100
GRANTOR: GRESSMAN ROBERT L & R						
GRANTEE: PAGE JAMES S & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=1995] N12 W24 S12 E24 $ W27 S12 W6 S14 FCP=[YR=1993] W16 S24 E16 FOP=[YR=1993] E31 N4 W7 N6 W18 N14 W6 S24 $ N24 $ E6 S14 E18 S6 E12 N46 $.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	32.00	32.00	100	1977	1977	3	28	5,591	
2	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1987	1987	3	52	1,622	
3	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1987	1987	3	52	318	
4	0681	POLE SHED	0	100	32	20	640.00	SF	15.00	15.00	100	1998	1998	3	26	2,496	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2002	2002	3	20	864	
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2002	2002	3	20	374	

LAND DESCRIPTION

TOTAL OB/XF 11,265

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.47	AC		1.00	1.00	1.00	18,000.00	18,000.00	80,460							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.47 Total Land Value: 80,460 Market: 0 Agricultural: 0 Common: 80,460 PRINTED 08/06/2024 BY SYS