PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2614/334

PAGE KEVIN J & DEBRA P
55349 GRESSMAN RD
CALLAHAN, FL 32011

2024

42-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

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

55348 GRESSMAN RD, CALLAHAN

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

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	78,300
TOTAL MARKET VALUE	90,300
SOH/AGL Deduction	0
ASSESSED VALUE	90,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,300
TOTAL JUST VALUE	90,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0334	1/17/2023	WD	U	V	19	40,000
GRANTOR: WASHINGTON LARRY P/R						
GRANTEE: PAGE KEVIN J & DEBR						
0733/1122	7/11/1995	WD	Q	I		37,000
GRANTOR: GRESSMAN ROBERT & COL						
GRANTEE: ASHE NANCY W						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	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		OR	0.00	0.00	4.35	AC		1.00	1.00	1.00	18,000.00	18,000.00	78,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.35 Total Land Value: 78,300 Market: 0 Agricultural: 0 Common: 78,300 PRINTED 08/06/2024 BY SYS