PT FRANCIS WOODS DONATION
SEC 42-2N-25E & PT GOVT LOT 2
OF SEC 16-2N-25E

GRESSMAN CHARLES L & LINDA J
45142 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

2024

42-2N-25-0000-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/06/2018 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	11,100
SOH/AGL Deduction	0
ASSESSED VALUE	11,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,100
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/1982	11/22/2016	WD	Q	V	01	307,500

GRANTOR: BENT OAK FARMS OF CAL

GRANTEE: GRESSMAN CHARLES L

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	370.00	370.00	11,100							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	240,000							

REVIEW DATE 04/06/2022 BY HSA Total Acres: 30.00 Total Land Value: 11,100 Market: 240,000 Agricultural: 11,100 Common: 0 PRINTED 08/06/2024 BY SYS