TRACT 8 BUNKER HILL SUB UNR
IN OR 2548/1667
(EX R/W 02-117-CA OR 2403/352)

FIELDS LANE & SARA
45035 GRESSMAN DAIRY ROAD
CALLAHAN, FL 32011

2024

47-2N-25-0000-0001-0020

BUILDING CHARACTERISTICS

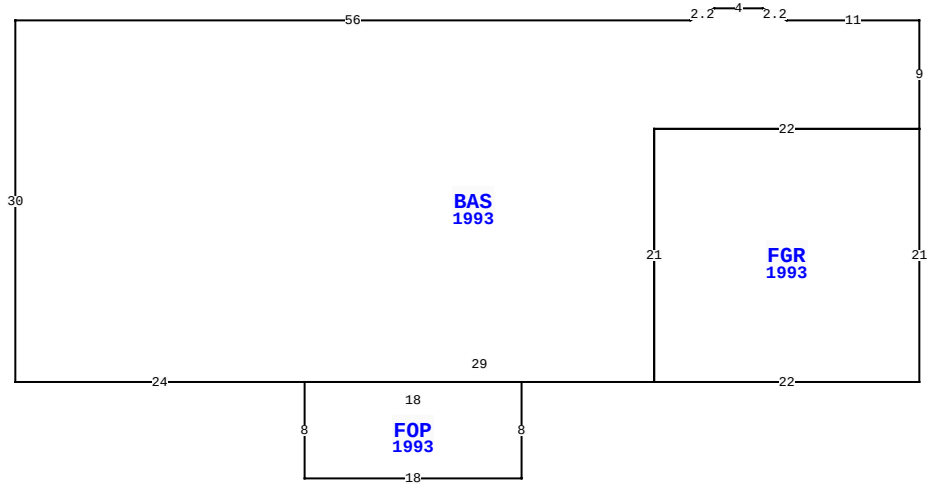
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,794	100	1,794	223,554
FGR	462	55	254	31,651
FOP	144	30	43	5,359
TOTALS	2,400		2,091	260,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,091	115.2480	144.06	301,229	1986	2005	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 2023 Heated Area: 1794 HX Base Yr



45035 GRESSMAN DAIRY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	260,563
TOTAL MARKET OB/XF VALUE	10,450
TOTAL LAND VALUE - MARKET	36,750
TOTAL MARKET VALUE	307,763
SOH/AGL Deduction	0
ASSESSED VALUE	307,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,763
TOTAL JUST VALUE	307,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17500	FOUNDATION	3,500	10/31/2006
3139	N/A	40,850	01/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1667	3/18/2022	WD	Q	I	01	355,000
GRANTOR: EVERETTS MACIE F & CO						
GRANTEE: FIELDS LANE & SARA						
2403/0352	10/13/2020	WD	Q	I	01	241,000
GRANTOR: KUYPERS DAVID						
GRANTEE: EVERETTS MACIE F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 U1 L2 W4 D1 L2 W56 S30E24FOP=[YR=1993]
S8E18N8W18$E29 FGR=[YR=1993] E22N21W22S21$N21E22N9$ . .

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	0	0	0	1,576.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,751	
3	1242	WD DECK A	0	0	32	16	512.00	SF	10.00	10.00	100	1994	1994	3	20	1,024	
4	0810	CONCRETE A	0	0	20	17	340.00	SF	6.50	6.50	100	2006	2006	3	87	1,923	
5	0940	SHEDS/PORT	0	0	17	12	204.00	SF	30.00	30.00	100	2006	2006	3	27	1,652	

LAND DESCRIPTION

TOTAL OB/XF 10,450

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	0	0005	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.05 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 08/06/2024 BY SYS