PT OF GOVT LOT 2 IN OR 2737/933
PARCELS 1,2 & PT ABANDONED RR
LYING NELY (EX PT IN OR 1079/996

GRESSMAN CHARLES L & LINDA J L/E/
45142 GRESSMAN DAIRY ROAD
CALLAHAN, FL 32011

2025

16-2N-25-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

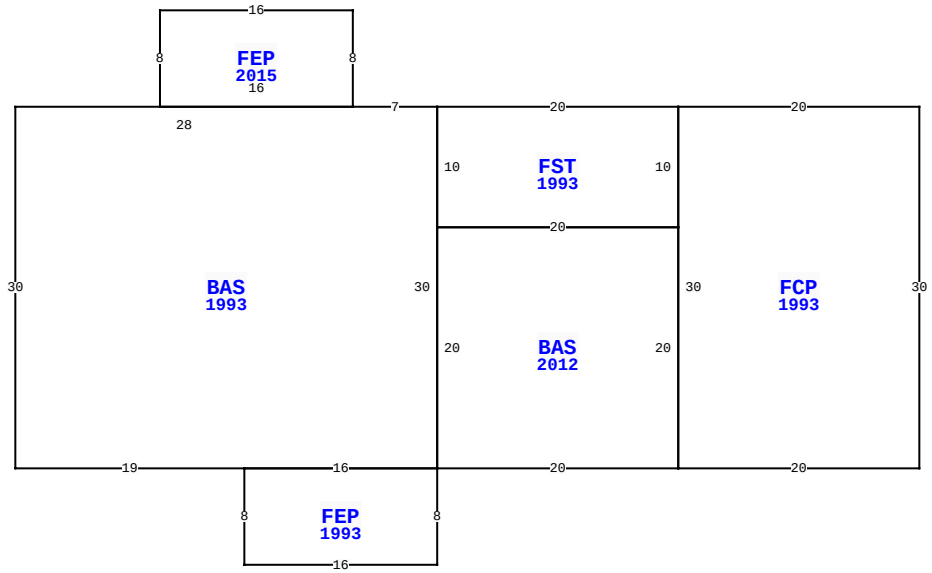
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	85,489
BAS	400	100	2012	400	32,567
FCP	600	25	1993	150	12,213
FEP	128	80	1993	102	8,305
FEP	128	80	2015	102	8,305
FST	200	55	1993	110	8,956
TOTALS	2,506			1,914	155,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,914	121.5200	121.52	232,589	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 2003 Heated Area: 1450 HX Base Yr



45097 GRESSMAN DAIRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	155,835
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	144,300
TOTAL MARKET VALUE	202,060
SOH/AGL Deduction	162,335
ASSESSED VALUE	39,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,725
TOTAL JUST VALUE	300,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/933	9/12/2024	LE	U	I	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN CALEB L						
1580/1908	8/12/2008	WD	Q	V	06	43,400
GRANTOR: MASHBURN LANE F & SAB						
GRANTEE: GRESSMAN CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20 FST=[YR=1993] W20 BAS=[YR=1993] W7 FEP=[YR=2015] N8 W16 S8 E16$W28 S30 E19 FEP=[YR=1993] S8 E16 N8 W16$ E16 BAS=[YR=2012] E20 N20W20 S20$ N30$ S10 E20 N10$ S30 E20 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0					1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0			0.00	0.00	3.31	AC		1.00	1.00	1.00	370.00	370.00	1,225							
3	009910	M	MARKET VALUE	0			0.00	0.00	3.31	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,300							

REVIEW DATE 02/04/2025 BY TWA Total Acres: 4.31 Total Land Value: 46,225 Market: 99,300 Agricultural: 1,225 Common: 45,000 PRINTED 07/30/2025 BY SYS