



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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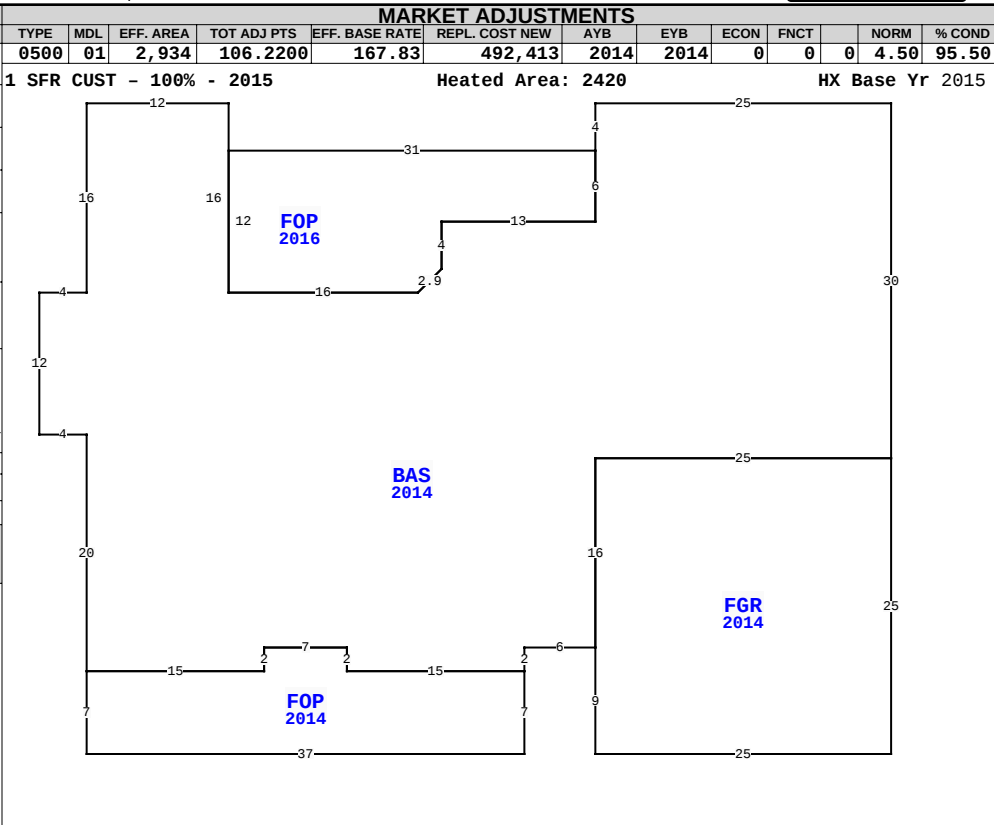
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2014	2,420	387,872
FGR	625	55	2014	344	55,136
FOP	273	30	2014	82	13,143
FOP	292	30	2016	88	14,104

TOTALS	3,610			2,934	470,254
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	824.00	SF	6.50
2	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00
3	0855	CONC PAVER	0	100	0	0	1,898.00	SF	10.00
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0681	POLE SHED	0	100	18	10	180.00	SF	15.00
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	489,086								
TOTAL MARKET OB/XF VALUE	76,916								
TOTAL LAND VALUE - MARKET	45,000								
TOTAL MARKET VALUE	611,002								
SOH/AGL Deduction	309,271								
ASSESSED VALUE	301,731								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	251,009								
TOTAL JUST VALUE	611,002								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	505,134								

ALSO OWNS AG PRCL 16-2N-25-0000-0009-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008038	SWIM POOL	95,650	06/18/2021
B1328143	NEW CONSTR	304,752	12/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1901/0726	1/31/2014	WD	U	V	11	100	
GRANTOR: GRESSMAN CHARLES L &							
GRANTEE: GRESSMAN GRANT A &							
1847/1150	3/27/2013	WD	U	V	11	100	
GRANTOR: GRESSMAN CHARLES L &							
GRANTEE: GRESSMAN GRANT ANDR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W25 S4 FOP=[YR=2016] W31 S12 E16 U2 R2 N4 E13 N6\$ S6 W13 S4 D2 L2 W16 N16 W12 S16 W4 S12 E4S20 FOP=[YR=2014] S7 E37 N7 W15 N2 W7 S2 W15\$ E15 N2 E7 S2E15 N2 E6 FGR=[YR=2014] S9 E25 N25 W25 S16\$ N16 E25 N30\$.									

GRESSMAN GRANT A & LESLIE ANN
45165 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

16-2N-25-0000-0009-0050

[illegible]