BLOCK 3 SUB LOT A OF LOT 6
IN OR 264 PGS 510 & 513
E H BRADDOCK ADD DB39/362

THOMPSON DELORES
55062 GRESSMAN RD
CALLAHAN, FL 32011

2025

29-2N-25-3160-0003-0064

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

THIRD AVE, CALLAHAN

BLD DATE	02/26/2020	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,176
TOTAL LAND VALUE - MARKET	66,150
TOTAL MARKET VALUE	70,326
SOH/AGL Deduction	42,616
ASSESSED VALUE	27,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,710
TOTAL JUST VALUE	70,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0212/0101	1/01/1976	MS	U	I		28,500

GRANTOR:
GRANTEE:

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	0446	BOX FNC 6'	0	0	0	0	236.00	LF	20.00	20.00	100	2018	2018	3	78	3,682	
2	0444	BOX FNC 4'	0	0	0	0	43.00	LF	6.50	6.50	100	2018	2018	3	78	218	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 4,176

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	001001	C	V CM/XFOBT	0		CH	0.00	0.00	14,700.00	SF		1.00	1.00	1.00	4.50	4.50	66,150							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS