

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2204/576
ESMT IN OR 2657-1420

SUTTON CASEY B
55289 GRESSMAN RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0003-0030



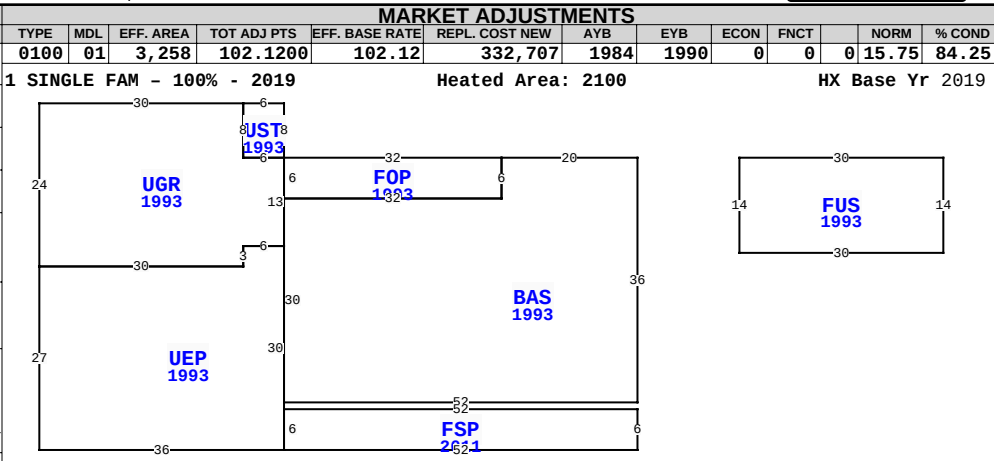
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03		
DOR CODE	0100	SINGLE FAMILY	
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	1,680	100	1993	1,680	144,541
FOP	192	30	1993	58	4,990
FSP	312	40	2011	125	10,755
FUS	420	100	1993	420	36,135
UEP	990	60	1993	594	51,105
UGR	798	45	1993	359	30,887
UST	48	45	1993	22	1,893
TOTALS	4,440			3,258	280,306

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	40	25	1,000.00	SF	9.00	9.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
4	0300	BOAT DCK W	0	100	30	4	120.00	SF	28.00	28.00	
5	0300	BOAT DCK W	0	100	21	6	126.00	SF	28.00	28.00	
6	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
7	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	
8	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0007	OR	0.00	0.00	3.53	AC	



55289 GRESSMAN RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
8,668											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		280,306	
TOTAL MARKET OB/XF VALUE		8,668	
TOTAL LAND VALUE - MARKET		105,900	
TOTAL MARKET VALUE		394,874	
SOH/AGL Deduction		161,381	
ASSESSED VALUE		233,493	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		182,771	
TOTAL JUST VALUE		394,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2204/0576	6/19/2018	WD	Q	I	05	300,000	
GRANTOR: CUSHMAN MICHAEL D & T							
GRANTEE: SUTTON CASEY B							
1017/1016	11/02/2001	WD	Q	I		174,000	
GRANTOR: KNIGHT ROY E							
GRANTEE: CUSHMAN MICHAEL & T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 FOP=[YR=1993] W32 UST=[YR=1993] N8 W6 UGR=[YR=1993] W30 S24 UEP=[YR=1993] S27 E36 FSP=[YR=2011] E52 N6 W52 S6\$ N30 W6 S3 W30\$ E30 N3 E6 N13 W6 N8\$ S8 E6\$ S6 E32 N6 \$ S6 W32 S30 E52 N36\$ PTR=E15 FUS=[YR=1993] E30 S14 W30 N14\$ W15\$.											