PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2561/1780
ESMT IN OR 2700-100

LEE BROCK & MELODY
55221 GRESSMAN RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0013-0010

BUILDING CHARACTERISTICS

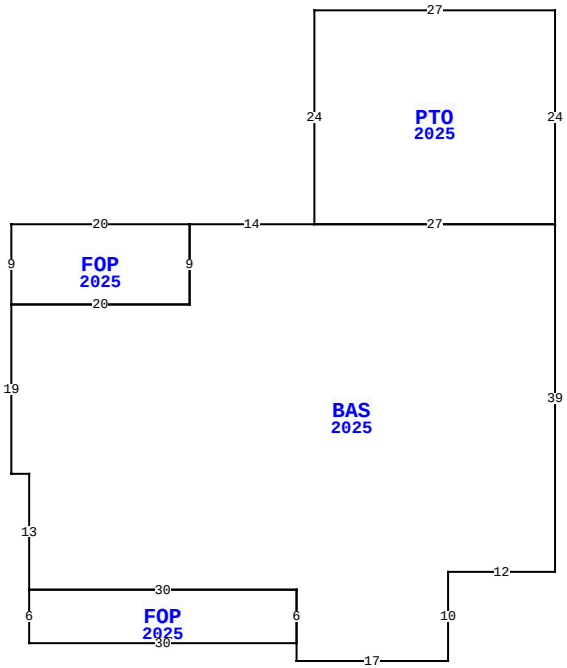
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,407	100	2025	2,407	403,052
FOP	180	30	2025	54	9,042
FOP	180	30	2025	54	9,042
PTO	648	5	2025	32	5,358
TOTALS	3,415			2,547	426,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	105.9840	167.45	426,495	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2407 HX Base Yr 2025



55221 GRESSMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	04/18/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		426,495
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		372,265
TOTAL MARKET VALUE		484,026
SOH/AGL Deduction		82,229
ASSESSED VALUE		401,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		351,075
TOTAL JUST VALUE		802,260
NCON VALUE		429,995
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007962	PRIVATE PROVIDER	408,623	07/05/2024
B23-13804	SFR	408,623	10/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1780	4/01/2022	WD	Q	V	01	480,000
GRANTOR: JONES CATHLEEN HENDRI						
GRANTEE: LEE BROCK & MELODY						
2295/0365	8/02/2019	WD	Q	V	01	279,000
GRANTOR: BENT OAK FARMS OF CAL						
GRANTEE: JONES CATHLEEN HEND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,19] N9 E14 E27 S39 W12 S10 W17 N2 N6 W30 N13 W2 N19 E20 $
FOP=[YR=2025;ORIG=30,19] W20 N9 E20 S9 $
PTO=[YR=2025;ORIG=71,10] W27 N24 E27 S24 $
FOP=[YR=2025;ORIG=42,51] W30 S6 E30 N6 $
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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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	14.34	AC		1.00	1.00	1.00	370.00	370.00	5,306							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	5.23	AC		1.00	1.00	1.00	500.00	500.00	2,615							
4	006005	A	PASTURE - GR	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	370.00	370.00	1,110							
5	009910	M	MARKET VALUE	0		OR			22.57	AC		1.00	1.00	1.00	14,500.00	14,500.00	327,265							

REVIEW DATE 01/16/2025 BY TW Total Acres: 23.57 Total Land Value: 54,031 Market: 327,265 Agricultural: 9,031 Common: 45,000 PRINTED 07/30/2025 BY SYS