IN OR 63/438 & OR 392/643
PARCELS 14 & 14-3
EX OR 213 PG 136

THOMPSON DELORES E
55062 GRESSMAN RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0014-0000

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	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

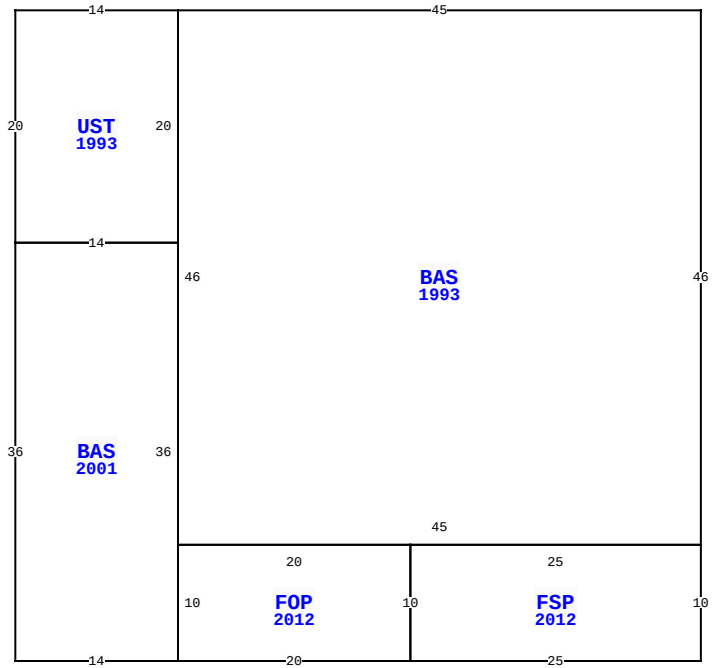
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	1993	2,070	106,221
BAS	504	100	2001	504	25,862
FOP	200	30	2012	60	3,079
FSP	250	40	2012	100	5,131
UST	280	45	1993	126	6,465
TOTALS	3,304			2,860	146,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	96.8200	96.82	276,905	1936	1950	0	0	0	47.00	53.00

1 SINGLE FAM – 100% - 0 Heated Area: 2574 HX Base Yr



55062 GRESSMAN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,760
TOTAL MARKET OB/XF VALUE		24,389
TOTAL LAND VALUE - MARKET		397,922
TOTAL MARKET VALUE		569,071
SOH/AGL Deduction		412,454
ASSESSED VALUE		156,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,895
TOTAL JUST VALUE		569,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951622	NEW CONSTR	33,600	01/01/1995
4963	XFOB	21,000	06/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 UST=[YR=1993] W14 S20 BAS=[YR=2001] S36 E14 FOP=[YR=2012] E20 FSP=[YR=2012] E25 N10 W25 S10$ N10 W20 S10$N36 W14$ E14 N20$S46 E45 N46$.

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	0812	CONCRETE C	0	100	0	0	3,084.00	SF	4.00	4.00	100	1985	1985	3	44	5,428	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0204	BARN MTL 1	0	100	50	39	1,950.00	SF	4.00	4.00	100	1970	1970	3	20	1,560	
4	0203	BARN MTL 0	0	100	35	40	1,400.00	SF	18.00	18.00	100	1970	1970	3	20	5,040	
5	0752	USP	0	100	13	19	247.00	SF	15.00	15.00	100	1991	1991	3	20	741	
6	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1996	1996	3	23	9,660	

LAND DESCRIPTION

TOTAL OB/XF 24,389

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	000100	C	RES	100	0005	CN	0.00	0.00	55,755.00	SF		1.00	1.00	0.80	2.50	2.00	111,510							
2	001000	C	COMMERCIAL	100		CN	0.00	0.00	114,565.00	SF		1.00	1.00	1.00	2.50	2.50	286,412							

REVIEW DATE 12/03/2019 BY KBA Total Acres: 3.91 Total Land Value: 397,922 Market: 0 Agricultural: 0 Common: 397,922 PRINTED 07/30/2025 BY SYS