LOT 6 UNR SUB
IN OR 840/357
ESMT IN OR 2674-1430

THOMPSON DOLORES
55062 GRESSMAN RD
CALLAHAN, FL 32011

2025

42-2N-25-0000-0014-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

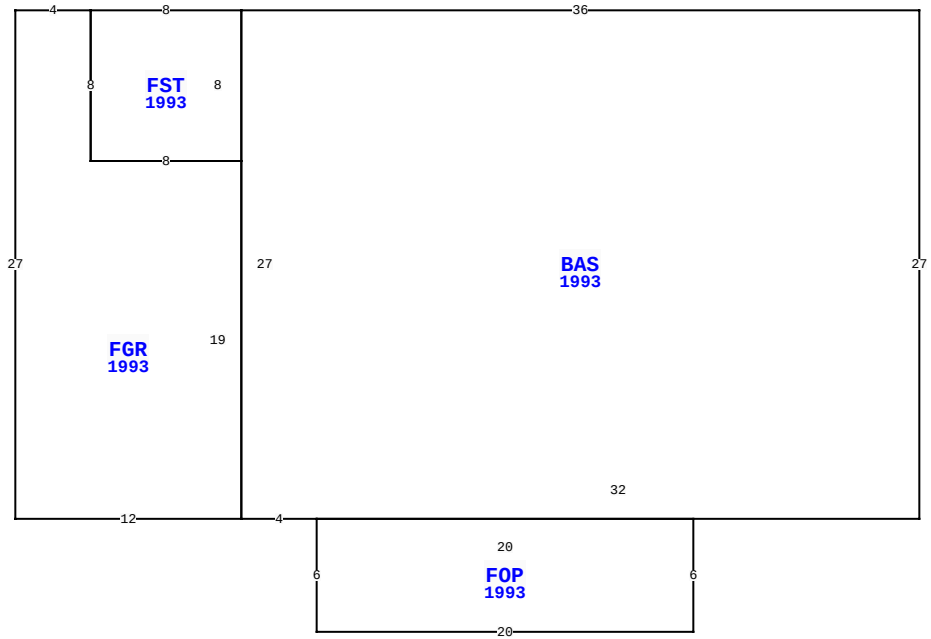
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	1993	972	75,816
FGR	260	55	1993	143	11,154
FOP	120	30	1993	36	2,808
FST	64	55	1993	35	2,730
TOTALS	1,416			1,186	92,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,186	100.0000	100.00	118,600	1980	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 972 HX Base Yr



450547 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,508
TOTAL MARKET OB/XF VALUE	3,968
TOTAL LAND VALUE - MARKET	31,050
TOTAL MARKET VALUE	127,526
SOH/AGL Deduction	7,174
ASSESSED VALUE	120,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,352
TOTAL JUST VALUE	127,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0840/0357	7/08/1998	CT	U	I	14	42,500
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON JACK OR DO						
0469/0165	10/01/1985	WD	Q	I		32,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FST=[YR=1993] W8 FGR=[YR=1993] W4 S27 E12 N19 W8 N8 $ S8 E8 N8 $ S27 E4 FOP=[YR=1993] S6 E20 N6 W20 $ E32 N27 $.

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	0	0	0	1,150.00	SF	4.00	4.00	100	1995	1995	3	68	3,128	
2	0351	CARPORT MT	0	0	0	0	400.00	SF	10.00	10.00	100	2004	2004	3	21	840	

LAND DESCRIPTION

TOTAL OB/XF 3,968

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	0		CN	100.00	300.00	0.69	AC		1.00	1.00	1.00	45,000.00	45,000.00	31,050							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.69 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 07/30/2025 BY SYS