TRACT 9
IN OR 1245/497
ESMT IN OR 2674-1688

MASHBURN LANE F & SABRINA G
P O BOX 16326
FERNANDINA BEACH, FL 32035-3123

**2025**

**47-2N-25-0000-0001-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| 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 |

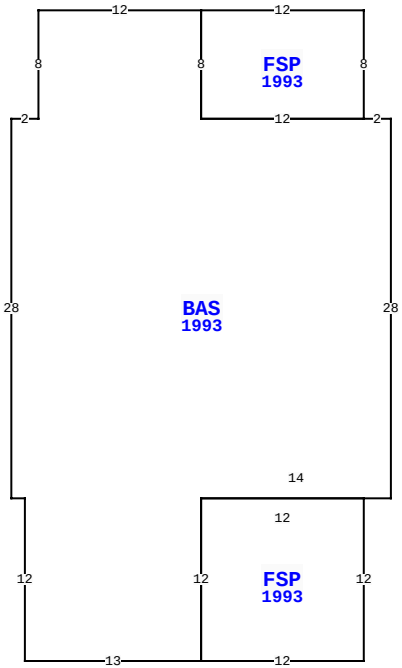
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,036 | 100 | 1993 | 1,036 | 41,445 |
| FSP | 96 | 40 | 1993 | 38 | 1,520 |
| FSP | 144 | 40 | 1993 | 58 | 2,320 |
| TOTALS | 1,276 | | | 1,132 | 45,285 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,132 | 72.0800 | 72.08 | 81,595 | 1940 | 1950 | 0 | 0 | 0 | 44.50 | 55.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1036 HX Base Yr




45081 GRESSMAN DAIRY RD, 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 | 45,285 |
| TOTAL MARKET OB/XF VALUE | 1,003 |
| TOTAL LAND VALUE - MARKET | 57,150 |
| TOTAL MARKET VALUE | 103,438 |
| SOH/AGL Deduction | 13,664 |
| ASSESSED VALUE | 89,774 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 89,774 |
| TOTAL JUST VALUE | 103,438 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 88,914 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1245/0497 | 7/13/2004 | WD | Q | I | | 45,000 |
| GRANTOR: GRESSMAN CHARLES L & | | | | | | |
| GRANTEE: MASHBURN LANE F & S | | | | | | |
| 0527/0110 | 9/22/1987 | WD | Q | I | | 34,500 |
| GRANTOR: OUTLER MATTHEW & S M | | | | | | |
| GRANTEE: GRESSMAN CHARLES & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W2 FSP=[YR=1993] N8 W12 S8 E12$ W12 N8 W12 S8 W2 S28 E1 S12 E13 FSP=[YR=1993] E12 N12 W12 S12$ N12 E14 N28$ .

### 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 | 0810 | CONCRETE A | 0 | 0 | 68 | 3 | 204.00 | SF | 5.20 | 5.20 | 100 | 1986 | 1986 | 3 | 47 | 499 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 0 | 0 | 80.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 21 | 504 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,003

| 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 | 0005 | OR | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 57,150 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS