PT GOVT LOT 2 OF SEC 16-2N-25E
IN OR 1901/726 (EX UTIL
ESMT IN OR 1879/1343)

GRESSMAN GRANT A & LESLIE ANN
45165 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

2026

16-2N-25-0000-0009-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

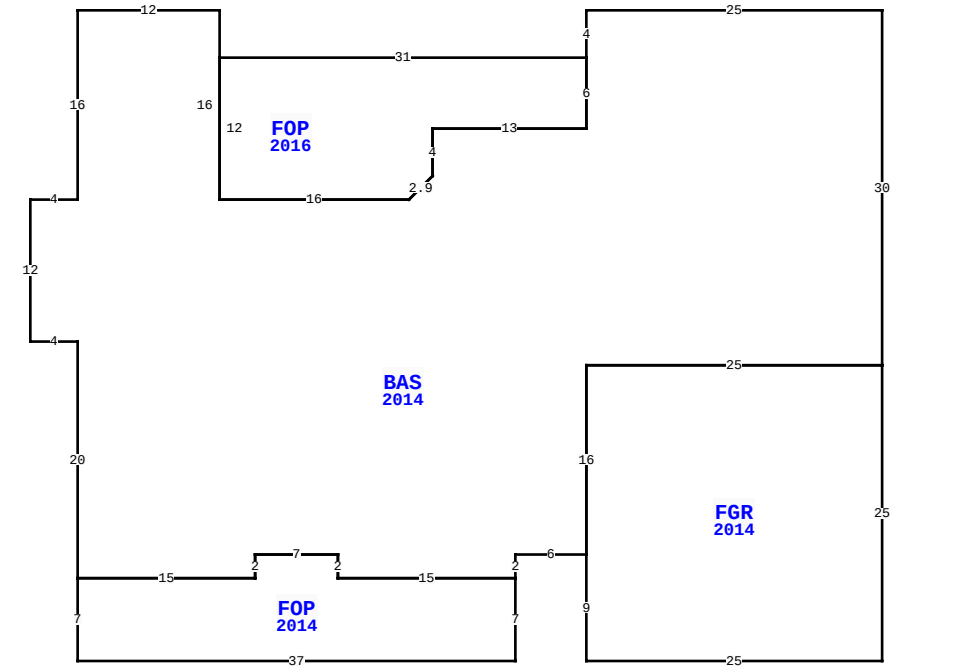
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	2014	2,420	405,383
FGR	625	55	2014	344	57,625
FOP	273	30	2014	82	13,736
FOP	292	30	2016	88	14,741
TOTALS	3,610			2,934	491,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,934	106.2200	176.33	517,352	2014	2014	0	0	0	5.00	95.00

1 SFR CUST 100% - 2015 Heated Area: 2420 HX Base Yr 2015



45165 GRESSMAN DAIRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		511,123
TOTAL MARKET OB/XF VALUE		62,430
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		623,553
SOH/AGL Deduction		313,675
ASSESSED VALUE		309,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,467
TOTAL JUST VALUE		623,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,002

ALSO OWNS AG PRCL 16-2N-25-0000-0009-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008038	SWIM POOL	95,650	06/18/2021
B1328143	NEW CONSTR	304,752	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/0726	1/31/2014	WD	U	V	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN GRANT A &						
1847/1150	3/27/2013	WD	U	V	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN GRANT ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W25 S4 FOP=[YR=2016] W31 S12 E16 U2 R2 N4 E13 N6$ S6 W13 S4 D2 L2 W16 N16 W12 S16 W4 S12 E4S20 FOP=[YR=2014] S7 E37 N7 W15 N2 W7 S2 W15$ E15 N2 E7 S2E15 N2 E6 FGR=[YR=2014] S9 E25 N25 W25 S16$ N16 E25 N30$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2021	2021	05	100	60,000	
7	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	100	2021	2021	3	90	2,430	

LAND DESCRIPTION

TOTAL OB/XF 62,430

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

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2026

16-2N-25-0000-0009-0050

BUILDING CHARACTERISTICS

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Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

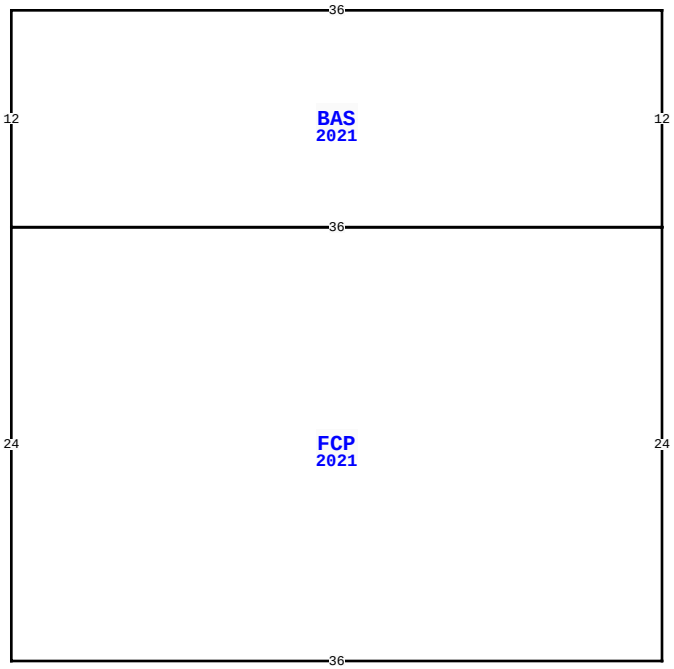
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	2021	432	13,092
FCP	864	25	2021	216	6,546
TOTALS	1,296			648	19,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	648	80.9600	31.57	20,457	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2015 Heated Area: 432 HX Base Yr 2015



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GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN GRANT ANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W36 S12 FCP=[YR=2021] S24 E36 N24 W36$ E36 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS