BLK 2 PT LOTS 5 & 6
IN OR 2777/1868
JEHU BOOTHE SURVEY PBK 1/29

WILKERSON MARTIN A & LINDA A
PO BOX 393
CALLAHAN, FL 32011

2026

29-2N-25-3120-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

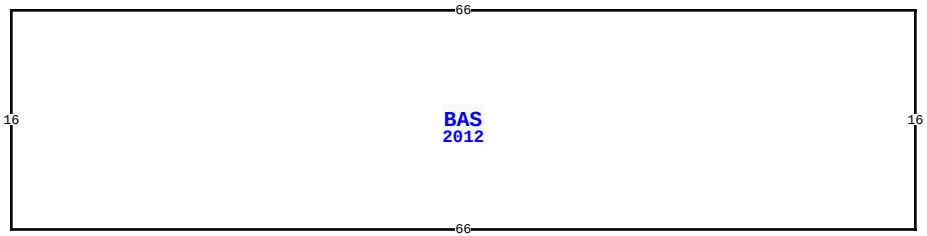
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2012	1,056	34,899
TOTALS	1,056			1,056	34,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	122.4000	110.16	116,329	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 0% - 2026 Heated Area: 1056 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	34,899
TOTAL MARKET OB/XF VALUE	3,326
TOTAL LAND VALUE - MARKET	67,592
TOTAL MARKET VALUE	105,817
SOH/AGL Deduction	0
ASSESSED VALUE	105,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,817
TOTAL JUST VALUE	105,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/1868	3/26/2025	WD	Q	I	01	125,000
GRANTOR: GRESSMAN LINDA J						
GRANTEE: WILKERSON MARTIN A						
2742/1091	10/08/2024	PR	U	I	19	100
GRANTOR: GRESSMAN CHARLES L AS						
GRANTEE: GRESSMAN LINDA J						

45231 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0511	GARAGE CB-	0	0	18	22	396.00	SF	40.00	40.00	100	1972	1972	3	21	3,326	

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S16 E66 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 3,326

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	0006	MU	142.00	136.00	142.00	FF		1.00	1.00	0.70	680.00	476.00	67,592							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 67,592 Market: 0 Agricultural: 0 Common: 67,592 PRINTED 07/09/2026 BY SYS