

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2818/63
ESMT IN OR 2657-1420

WOLFE BRAD WILLIAM
55289 GRESSMAN RD
CALLAHAN, FL 32011

2026

42-2N-25-0000-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,680	100	1993	1,680	128,939
FOP	192	30	1993	58	4,452
FSP	312	40	2011	125	9,594
FUS	420	100	1993	420	32,235
UEP	990	60	1993	594	45,590
UGR	798	45	1993	359	27,553
UST	48	45	1993	22	1,689
TOTALS	4,440			3,258	250,051

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	40	25	1,000.00	SF	9.00	9.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0300	BOAT DCK W	0	0	30	4	120.00	SF	28.00	28.00	
5	0300	BOAT DCK W	0	0	21	6	126.00	SF	28.00	28.00	
7	0752	USP	0	0	20	20	400.00	SF	15.00	15.00	
8	0681	POLE SHED	0	0	30	24	720.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0007	OR	0.00	0.00	3.00	AC	
2	009530	C	POND	0					0.53	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,258	88.5960	93.03	303,092	1984	1984	0	0	0	17.50	82.50	
1 SINGLE FAM 0% - 2026 Heated Area: 2100 HX Base Yr													
55289 GRESSMAN RD, CALLAHAN													

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

TOTAL OB/XF													
8,341													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	250,051		
TOTAL MARKET OB/XF VALUE	8,341		
TOTAL LAND VALUE - MARKET	106,325		
TOTAL MARKET VALUE	364,717		
SOH/AGL Deduction	0		
ASSESSED VALUE	364,717		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	364,717		
TOTAL JUST VALUE	364,717		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	394,874		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2818/63	9/24/2025	WD	Q	I	01	375,800	
GRANTOR: SUTTON CASEY B							
GRANTEE: WOLFE BRAD WILLIAM							
2204/0576	6/19/2018	WD	Q	I	05	300,000	
GRANTOR: CUSHMAN MICHAEL D & T							
GRANTEE: SUTTON CASEY B							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 FOP=[YR=1993] W32 UST=[YR=1993] N8 W6 UGR=[YR=1993] W30 S24 UEP=[YR=1993] S27 E36 FSP=[YR=2011] E52 N6 W52 S6\$ N30 W6 S3 W30\$ E30 N3 E6 N13 W6 N8\$ S8 E6\$ S6 E32 N6 \$ S6 W32 S30 E52 N36\$ PTR=E15 FUS=[YR=1993] E30 S14 W30 N14\$ W15\$.											