**PT FRANCIS WOODS DONATION**
SEC 42-2N-25E & PT GOVT LOT 2
OF SEC 16-2N-25E

**GRESSMAN CHARLES L & LINDA J L/E/**
45142 GRESSMAN DAIRY RD
CALLAHAN, FL 32011

**2026**

**42-2N-25-0000-0013-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SR 200, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | 10/21/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 438,000 |
| TOTAL MARKET VALUE | 11,100 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 11,100 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,100 |
| TOTAL JUST VALUE | 438,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 435,000 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2737/806 | 9/12/2024 | LE | U | V | 11 | 100 |
| GRANTOR: GRESSMAN CHARLES L & | | | | | | |
| GRANTEE: GRESSMAN GRANT A | | | | | | |
| 2084/1982 | 11/22/2016 | WD | Q | V | 01 | 307,500 |
| GRANTOR: BENT OAK FARMS OF CAL | | | | | | |
| GRANTEE: GRESSMAN CHARLES L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 006005 | A | PASTURE - GR | 0 | | OR | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 11,100 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 14,600.00 | 14,600.00 | 438,000 | | | | | | | |

**REVIEW DATE** 05/07/2026 **BY** MLU Total Acres: 30.00 Total Land Value: 11,100 Market: 438,000 Agricultural: 11,100 Common: 0 **PRINTED** 07/09/2026 BY SYS