PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 2737/803

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

2026

42-2N-25-0000-0013-0040

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	10/22/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	203,000
TOTAL MARKET VALUE	3,756
SOH/AGL Deduction	0
ASSESSED VALUE	3,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,756
TOTAL JUST VALUE	203,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/803	9/12/2024	LE	U	V	11	100
GRANTOR: GRESSMAN CHARLES L &						
GRANTEE: GRESSMAN CALEB L						
2149/0965	9/29/2017	WD	Q	V	02	75,000
GRANTOR: G&H LAND & TIMBER INV						
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	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.15	AC		1.00	1.00	1.00	370.00	370.00	3,756							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.15	AC		1.00	1.00	1.00	20,000.00	20,000.00	203,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 10.15 Total Land Value: 3,756 Market: 203,000 Agricultural: 3,756 Common: 0 PRINTED 07/09/2026 BY SYS