PT LOT 3 OF SHADY GROVE
PB 6/13
& PT PEDRO PONS GRANT SEC

TOY GEORGETTE
45215 SEMINOLE TRAIL
CALLAHAN, FL 32011

2023

47-2N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

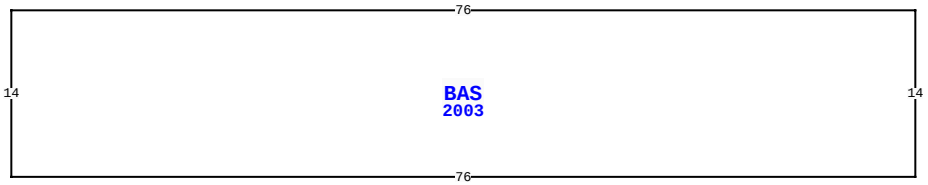
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	40,245
TOTALS	1,064		1,064	40,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	135.0800	94.56	100,612	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2023 Heated Area: 1064 HX Base Yr



45215 SEMINOLE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/02/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,587
TOTAL MARKET OB/XF VALUE	3,497
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	157,784
SOH/AGL Deduction	0
ASSESSED VALUE	157,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,784
TOTAL JUST VALUE	157,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004658	ELEC OTHER	0	05/25/2017
MH4241	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/0611	9/07/2022	WD	U	I	11	100
GRANTOR: U Y PROPERTIES LLC						
GRANTEE: TOY GEORGETTE						
1634/0724	8/06/2009	WD	U	I	11	100
GRANTOR: TOY GEORGETTE						
GRANTEE: U Y PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S14 E76 N14 $.

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
3	0510	GARAGE WD-	0	0	36	12	432.00	SF	24.50	24.50	100	1990	1990	3	20	2,117	
4	0681	POLE SHED	0	0	46	20	920.00	SF	7.50	7.50	100	1990	1990	3	20	1,380	

LAND DESCRIPTION

TOTAL OB/XF 3,497

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	18,000.00	18,000.00	74,700							

REVIEW DATE 01/07/2021 BY KB Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS

PT LOT 3 OF SHADY GROVE
PB 6/13
& PT PEDRO PONS GRANT SEC

TOY GEORGETTE
45215 SEMINOLE TRAIL
CALLAHAN, FL 32011

2023

47-2N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

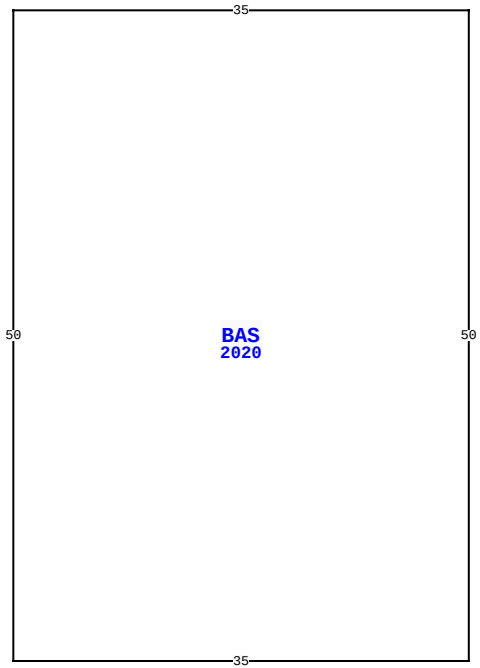
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	39,342
TOTALS	1,750		1,750	39,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,750	65.5500	22.94	40,145	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 2023 Heated Area: 1750 HX Base Yr



45215 SEMINOLE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/02/2020 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,587
TOTAL MARKET OB/XF VALUE	3,497
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	157,784
SOH/AGL Deduction	0
ASSESSED VALUE	157,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,784
TOTAL JUST VALUE	157,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2589/0611	9/07/2022	WD	U	I	11	100
GRANTOR: U Y PROPERTIES LLC						
GRANTEE: TOY GEORGETTE						
1634/0724	8/06/2009	WD	U	I	11	100
GRANTOR: TOY GEORGETTE						
GRANTEE: U Y PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S50 E35 N50$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/07/2021 BY KB Total Acres: 4.15 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 08/02/2023 BY SYS