

CREECH DENISE A
45089 SEMINOLE TRAIL
CALLAHAN, FL 32011

47-2N-25-0000-0004-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		30	VINYL 100			0100	01	3,354	98.4400	88.84	297,969	1993	1998	0	0	0	11.75	88.25	VALUATION BY											
Roof Structure		03	GABLE/HIP 100			1 SINGLE FAM - 100% - 2004										Heated Area: 2536					HX Base Yr 2004					STANDARD				
Roof Cover		05	COMP SHNGL 100			48 8 28 20 25 25 28 20 11 11 20 28 20 36 36 48 26 22 4 12 12 4 UOP 1993 FGR 1993 FST 1993 BAS 1993 FOP 1993 FUS 1993 FOP 1993 T 2022										Tax Group: 6					Tax Dist:					262,958				
Interior Wall		05	DRYWALL 100													BUILDING MARKET VALUE					24,488									
Interior Floor		14	CARPET 80													TOTAL MARKET OB/XF VALUE					100,540									
Interior Floor		12	HARDWOOD 20													TOTAL LAND VALUE - MARKET					387,986									
Air Condition		03	CENTRAL 100													TOTAL MARKET VALUE					387,986									
Heating Type		04	AIR DUCTED 100													SOH/AGL Deduction					169,253									
Bedrooms			3 100													ASSESSED VALUE					218,733									
Bathrooms			3 100													TOTAL EXEMPTION VALUE					HX HB					50,000				
Frame		02	WOOD FRAME 100													BASE TAXABLE VALUE					168,733									
Stories		2.	2. 100													TOTAL JUST VALUE					387,986									
Units		0	0 100			NCON VALUE					507																			
Occupancy		00	NONE 100			INCOME VALUE																								
						PREVIOUS YEAR MKT VALUE					313,718																			
Quality		03	Quality Level 03																											
DOR CODE		0100	SINGLE FAMILY																											
MAP NUM			MKT AREA		08																									
NEIGHBORHOOD/LOC		8009.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	808	100	808	63,348																										
FGR	700	55	385	30,184																										
FOP	384	30	115	9,017																										
FOP	384	30	115	9,017																										
FST	220	55	121	9,487																										
FUS	1,728	100	1,728	135,478																										
STR	48	10	5	392																										
UOP	384	20	77	6,037																										
TOTALS		4,656		3,354	262,958											BLD DATE				LGL DATE		05/19/2023		MLU						
EXTRA FEATURES					45089 SEMINOLE TRL, CALLAHAN										XF DATE				LAND DATE											
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														
1	0511	GARAGE CB-	0 100	22	22	484.00	SF	40.00	40.00	100	1987	1987	3	54.5	10,551															
2	0940	SHEDS/PORT	0 100	12	20	240.00	SF	21.30	21.30	100	1993	1993	3	20	1,022															
3	0810	CONCRETE A	0 100	0	0	424.00	SF	6.50	6.50	100	1993	1993	3	68	1,874															
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	76	1,520															
5	1242	WD DECK A	0 100	0	0	448.00	SF	10.00	10.00	100	1995	1995	3	20	896															
6	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	29	1,392															
7	0681	POLE SHED	0 100	30	26	780.00	SF	15.00	15.00	100	2000	2000	3	29	3,393															
8	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	2010	2010	3	64	3,840															
LAND DESCRIPTION					TOTAL OB/XF										24,488															
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						
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.38	AC		1.00	1.00	1.00	18,000.00	18,000.00	78,840													
2	000115	C	SFR ACRES	100			0.00	0.00	0.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,700													
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