

SHADY GROVE DAIRY FARM INC
45256 SEMINOLE TRL
CALLAHAN, FL 32011

47-2N-25-720S-0003-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6		
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					198,408				
TOTAL MARKET OB/XF VALUE					52,545				
TOTAL LAND VALUE - MARKET					700,160				
TOTAL MARKET VALUE					313,737				
SOH/AGL Deduction					1,842				
ASSESSED VALUE					311,895				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					311,895				
TOTAL JUST VALUE					951,113				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					271,010				
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W21 N2 W4 S2 W44 N9 W17 FGR=[YR=1993] W23 S27 FST=[YR=1993] S10 E23 N5 FOP=[YR=1993] E15 N5 W15 S5\$ N5 W23\$ E6 N4 E6 N2 E11 N21\$ S21 W11 S2 W6 S4 E32 S12 E1 FOP=[YR=1993] S5 E38 N5 W38\$ E40 N14 E17 S14 E13 N30\$ PTR= N15 UOP=[YR=1993] N12 FUS=[YR=1993] N35 E16 S21 E2 S4 W2 S10 W16\$ E16 S12 W16\$ S15\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
49,000									
13,240									
544									
21,260									
81,500									
Common: 49,000 PRINTED 08/02/2023 BY SYS									

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
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