

PT OF LOT 60
IN OR 2249/753
EX S-4 OR 644 PG 918

SHEFFIELD GEORGE L TRUST/SHEFFIELD GEORGE L TRUSTE
45255 EAST HOLLY TRL
CALLAHAN, FL 32011

2024

25-2N-24-226B-0060-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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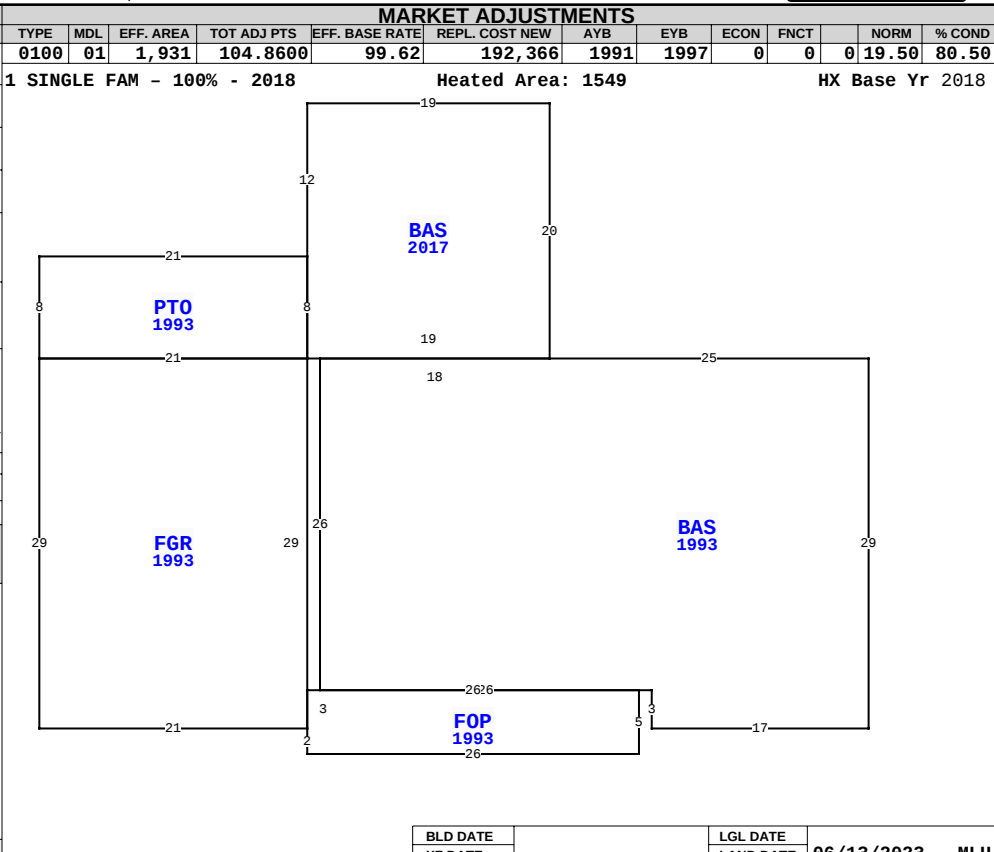
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,169	100	1,169	93,747
BAS	380	100	380	30,474
FGR	609	55	335	26,865
FOP	130	30	39	3,127
PTO	168	5	8	642
TOTALS	2,456		1,931	154,855

EXTRA FEATURES		
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1991	1991	3	20	864	
3	0811	CONCRETE B	0 100	0	0	927.00	SF	5.20	5.20	100	1993	1993	3	66	3,181	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,400							



45255 EAST HOLLY TRL, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF			6,495
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				154,855			
TOTAL MARKET OB/XF VALUE				6,495			
TOTAL LAND VALUE - MARKET				32,400			
TOTAL MARKET VALUE				193,750			
SOH/AGL Deduction				91,637			
ASSESSED VALUE				102,113			
TOTAL EXEMPTION VALUE				HX HB WR 55,000			
BASE TAXABLE VALUE				47,113			
TOTAL JUST VALUE				193,750			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				187,546			
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