

TOY GEORGETTE
45215 SEMINOLE TRAIL
CALLAHAN, FL 32011

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

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

RooF Structur03GABLE/HIP 100

RooF Cover12MODULAR MT 100

Interior Wall01MINIMUM 100

Interior Floo03CONC FINSH 100

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms00100

Bathrooms00100

Frame Stories1.1STEEL 100

Units Occupancy000100
N/A NONE 100

TOTALS1750175038941

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

REVIEW DATE04/17/2024BY TWTotal Acres: 4.15Total Land Value: 74,700Market: 0Agricultural: 0Common: 74,700PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL MARKET VALUE

650001175065.550022.9440145202020200003.0097.0076669

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

BAS2020

BDL DATEXF DATEINC DATELGL DATERLAND DATEAG DATE12/02/2020MF

SUBAREA MARKET VALUE38941

TOTAL OB/XF0

NASSAU COUNTY PROPERTY PAGE 2 of 26

VALUATION SUMMARY

STANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE76669

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET74700

TOTAL MARKET VALUE151369

SOH/AGL Deduction0

ASSESSED VALUE151369

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE151369

TOTAL JUST VALUE151369

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE157784

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2589/06119/07/2022WDUII11100

GRANTOR: U Y PROPERTIES LLC

GRANTEE: TOY GEORGETTE

1634/07248/06/2009WDUII11100

GRANTOR: TOY GEORGETTE

GRANTEE: U Y PROPERTIES LLC

BUILDING NOTES

BUILDING DIMENSIONS

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