

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION																				PAGE 1 of 2														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 90								0100	01	3,516	113.6835	108.00	379,728	1988	1988		0	55	24.48	55.00	VALUATION BY STANDARD											
Exterior Wall	12	CEDAR 10								1 SINGLE FAM - 0% - 0														Tax Group: 6 Tax Dist:										
RooF Structur	08	IRREGULAR 100								Heated Area: 2981														BUILDING MARKET VALUE 208,850										
RooF Cover	03	COMP SHNGL 100								HX Base Yr														TOTAL MARKET OB/XF VALUE 50,092										
Interior Wall	08	DECORATIVE 70																						TOTAL LAND VALUE - MARKET 384,292										
Interior Wall	05	DRYWALL 30																						TOTAL MARKET VALUE 319,619										
Interior Floo	11	CLAY TILE 50																						SOH/AGL Deduction 0										
Interior Floo	14	CARPET 50																						ASSESSED VALUE 319,619										
Air Condition	03	CENTRAL 100																						TOTAL EXEMPTION VALUE 0										
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE 319,619										
Bedrooms	3	100																						TOTAL JUST VALUE 643,234										
Bathrooms	3	100																						NCON VALUE 0										
Frame	02	WOOD FRAME 100																						INCOME VALUE										
Stories	1.5	1.5 100																						PREVIOUS YEAR MKT VALUE 635,245										
Units	0	100																																
Occupancy	00	NONE 100																																
Quality		04	Quality Level 04																															
DOR CODE		5000	IMPROVED AG																															
MAP NUM			MKT AREA				08																											
NEIGHBORHOOD/LOC		8009.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,413	100	2,413	143,332																														
FGR	531	55	292	17,345																														
FOP	75	30	22	1,307																														
FOP	190	30	57	3,386																														
FST	230	55	126	7,484																														
FUS	568	100	568	33,739																														
UOP	192	20	38	2,257																														
TOTALS		4,199	3,516	208,850																														
EXTRA FEATURES					45256 SEMINOLE TR, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG 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	0911	SCRN RM A	0 0	0 0	1,454.00	SF	17.50	17.50	100	1988	1988	3	20	5,089																				
2	0861	POOL GUNIT	0 0	31 15	465.00	SF	85.00	85.00	100	1988	1988	3	20	7,905																				
3	0877	JACUZZI	0 0	0 0	1.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	200																				
4	0812	CONCRETE C	0 0	0 0	6,085.00	SF	4.00	4.00	100	1988	1988	3	54.5	13,265																				
5	0504	FP-ELECTRI	0 0	0 0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																				
6	0845	KOOL DECK	0 0	148 6	888.00	SF	7.25	7.25	100	1988	1988	3	54.5	3,509																				
7	0940	SHEDS/PORT	0 0	12 12	144.00	SF	21.30	21.30	100	1992	1992	3	20	613																				
8	0350	CARPORY WD	0 0	10 29	290.00	SF	13.00	13.00	100	1992	1992	3	20	754																				
9	0205	BARN MTL	3 0	55 74	4,070.00	SF	9.60	9.60	100	2005	2005	3	40	15,629																				
10	1128	BRICK 12"	0 0	0 0	78.00	SF	14.00	14.00	100	2005	2005	3	96	1,048																				
LAND DESCRIPTION					TOTAL OB/XF										49,292																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,000																	
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	30.09	AC		1.00	1.00	1.00	370.00	370.00	11,133																	
3	005900	A	TIMB WETLAND	0		OR	0.00	0.00	12.10	AC		1.00	1.00	1.00	45.00	45.00	544																	
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	42.19	AC		1.00	0.85	0.85	8,000.00	6,800.00	286,892																	
REVIEW DATE		03/23/2022	BY	HSA	Total Acres: 43.59		Total Land Value: 60,677		Market: 335,292		Agricultural: 11,677		Common: 49,000		PRINTED 08/06/2024 BY SYS																			

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