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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

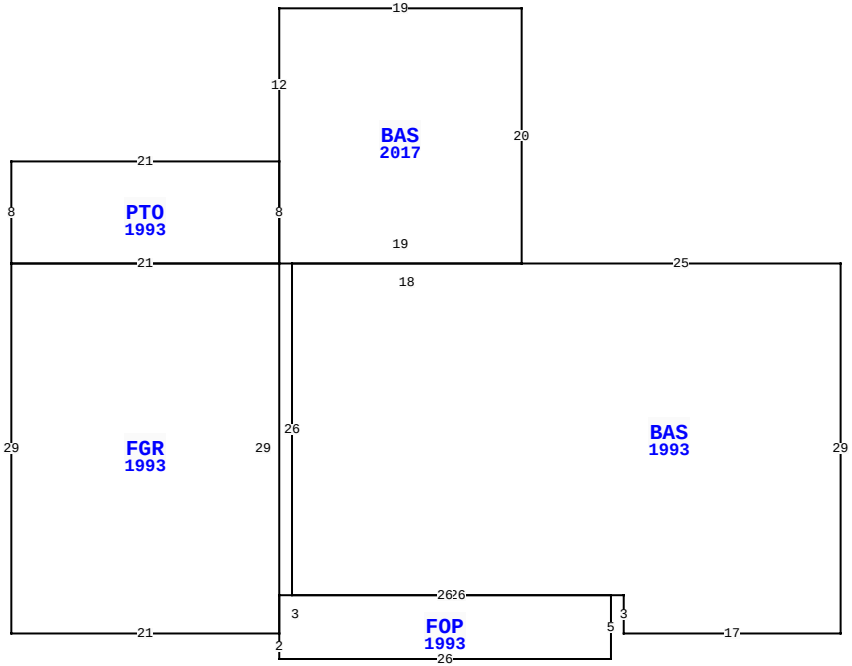
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,169	100	1993	1,169	97,758
BAS	380	100	2017	380	31,778
FGR	609	55	1993	335	28,015
FOP	130	30	1993	39	3,262
PTO	168	5	1993	8	669
TOTALS	2,456			1,931	161,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,931	104.8600	104.86	202,485	1991	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1549 HX Base Yr 2018



45255 EAST HOLLY TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,482
TOTAL MARKET OB/XF VALUE		6,329
TOTAL LAND VALUE - MARKET		48,600
TOTAL MARKET VALUE		216,411
SOH/AGL Deduction		111,337
ASSESSED VALUE		105,074
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		49,352
TOTAL JUST VALUE		216,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005557	ADDITION	40,986	09/05/2017
7334	NEW CONSTR	52,000	06/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0753	1/16/2019	QC	U	I	11	100
GRANTOR: SHEFFIELD GEORGE L						
GRANTEE: SHEFFIELD GEORGE L						
0234/0057	2/01/1977	WD	U	V		4,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 BAS=[YR=2017] N20 W19 S12 PTO=[YR=1993] W21 S8 FGR=[YR=1993] S29 E21 FOP=[YR=1993] S2 E26 N5 W26 S3$ N29 W21$ E21 N8$ S8 E19$ W18 S26 E26 S3 E17 N29$.

EXTRA FEATURES

LN	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	68	2,380	
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	64	3,085	

LAND DESCRIPTION

TOTAL OB/XF 6,329

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS