PT LOT 3 OF SHADY GROVE
PB 6/13
& PT PEDRO PONS GRANT SEC

TOY GEORGETTE
45215 SEMINOLE TRAIL
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

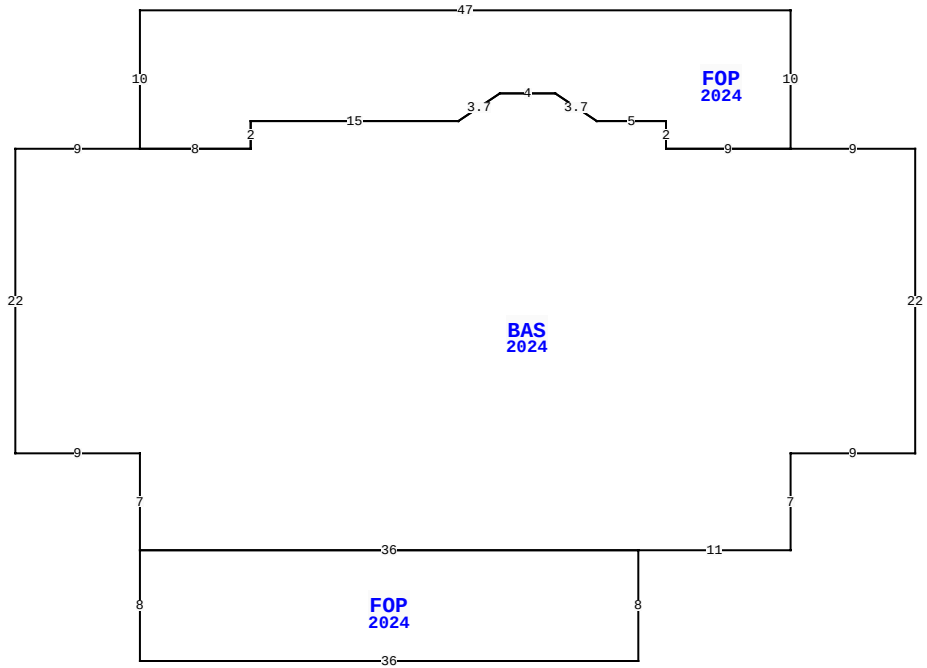
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2024	1,833	296,598
FOP	288	30	2024	86	13,916
FOP	396	30	2024	119	19,255
TOTALS	2,517			2,038	329,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,038	102.4100	161.81	329,769	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 1833 HX Base Yr



45215 SEMINOLE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	407,159
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,500
TOTAL MARKET VALUE	531,659
SOH/AGL Deduction	35,384
ASSESSED VALUE	496,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,275
TOTAL JUST VALUE	531,659
NCON VALUE	329,769
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009123	REPLACING MOBLE H	322,935	08/06/2024
B240001251	T2483H1821P662	322,935	02/01/2024
17004658	ELEC OTHER	0	05/25/2017
MH4241	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0611	9/07/2022	WD	U	I	11	100
GRANTOR: U Y PROPERTIES LLC						
GRANTEE: TOY GEORGETTE						
1634/0724	8/06/2009	WD	U	I	11	100
GRANTOR: TOY GEORGETTE						
GRANTEE: U Y PROPERTIES LLC						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E9 E8 N2 E15 U2R3 E4 D2R3 E5 S2 E9 E9 S22 W9 S7 W11 W36 N7 W9 N22 $
FOP=[YR=2024;ORIG=19,39] E36 S8 W36 N8 $
FOP=[YR=2024;ORIG=19,10] E8 N2 E15 U2R3 E4 D2R3 E5 S2 E9 N10 W47 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	124,500							

REVIEW DATE 12/03/2024 BY TW Total Acres: 4.15 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 07/30/2025 BY SYS

PT LOT 3 OF SHADY GROVE
PB 6/13
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45215 SEMINOLE TRAIL
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

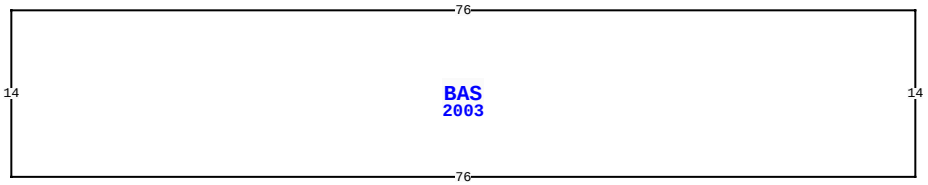
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2003	1,064	36,650
TOTALS	1,064			1,064	36,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	135.0800	114.82	122,168	1996	1996	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 2023 Heated Area: 1064 HX Base Yr



45215 SEMINOLE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	407,159
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	124,500
TOTAL MARKET VALUE	531,659
SOH/AGL Deduction	35,384
ASSESSED VALUE	496,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,275
TOTAL JUST VALUE	531,659
NCON VALUE	329,769
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0611	9/07/2022	WD	U	I	11	100
GRANTOR: U Y PROPERTIES LLC						
GRANTEE: TOY GEORGETTE						
1634/0724	8/06/2009	WD	U	I	11	100
GRANTOR: TOY GEORGETTE						
GRANTEE: U Y PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S14 E76 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2024 BY TW Total Acres: 4.15 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

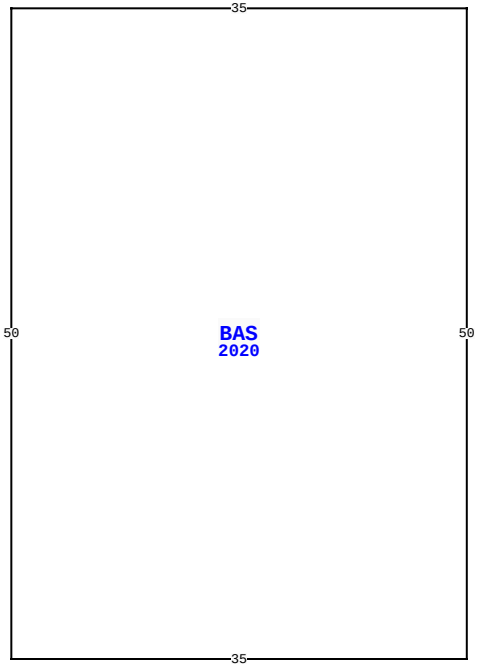
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2020	1,750	40,740
TOTALS	1,750			1,750	40,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,750	65.5500	24.25	42,438	2020	2020	0	0	0	4.00	96.00

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



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: U Y PROPERTIES LLC						
GRANTEE: TOY GEORGETTE						
1634/0724	8/06/2009	WD	U	I	11	100
GRANTOR: TOY GEORGETTE						
GRANTEE: U Y PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2024 BY TW Total Acres: 4.15 Total Land Value: 124,500 Market: 0 Agricultural: 0 Common: 124,500 PRINTED 07/30/2025 BY SYS