IN OR 2126/547
PARCELS 4-7 4-11 & 4-14
ESMT OR 1183/1337

CREECH DENISE A
45089 SEMINOLE TRAIL
CALLAHAN, FL 32011

2025

47-2N-25-0000-0004-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

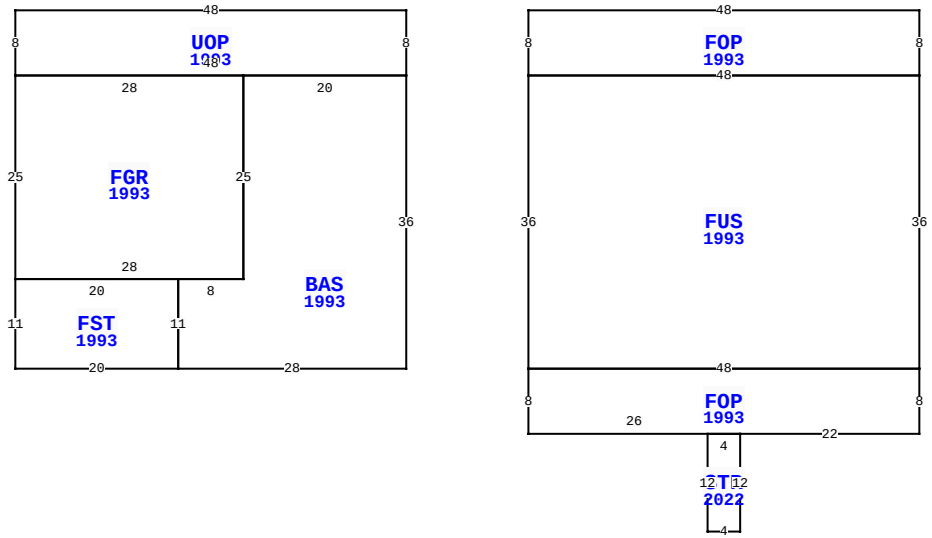
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100	1993	808	69,399
FGR	700	55	1993	385	33,067
FOP	384	30	1993	115	9,878
FOP	384	30	1993	115	9,878
FST	220	55	1993	121	10,392
FUS	1,728	100	1993	1,728	148,416
STR	48	10	2022	5	429
UOP	384	20	1993	77	6,614
TOTALS	4,656			3,354	288,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,354	98.4400	98.44	330,168	1993	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2004 Heated Area: 2536 HX Base Yr 2004



45089 SEMINOLE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		288,072
TOTAL MARKET OB/XF VALUE		22,520
TOTAL LAND VALUE - MARKET		159,300
TOTAL MARKET VALUE		469,892
SOH/AGL Deduction		238,063
ASSESSED VALUE		231,829
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		131,107
TOTAL JUST VALUE		469,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2126/0547	6/14/2017	QC	U	I	11	100
GRANTOR: CREECH WILLIAM N JR						
GRANTEE: CREECH DENISE A						
2126/0547	6/14/2017	QC	U	I	11	100
GRANTOR: CREECH WILLIAM N JR						
GRANTEE: CREECH DENISE A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 S8 FGR=[YR=1993] S25 FST=[YR=1993] S11E20 BAS=[YR=1993] E28 N36 W20 S25 W8 S11 $ N11 W20 $ E28 N25 W28 $ E48 N8 $ PTR= E15 FOP=[YR=1993] E48 S8 FUS=[YR=1993] S36 FOP=[YR=1993] S8 W22 STR=[YR=2022] S12 W4 N12 E4$ W26 N8 E48 $ W48 N36 E48 $ W48 N8 $ W15 $.

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	0511	GARAGE CB-	0	100	22	22	484.00	SF	40.00	40.00	100	1987	1987	3	49.5	9,583	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	21.30	21.30	100	1993	1993	3	20	1,022	
3	0810	CONCRETE A	0	100	0	0	424.00	SF	6.50	6.50	100	1993	1993	3	64	1,764	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
5	1242	WD DECK A	0	100	0	0	448.00	SF	10.00	10.00	100	1995	1995	3	20	896	
6	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	27	1,296	
7	0681	POLE SHED	0	100	30	26	780.00	SF	15.00	15.00	100	2000	2000	3	27	3,159	
8	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2010	2010	3	56	3,360	

LAND DESCRIPTION

TOTAL OB/XF 22,520

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		OR	0.00	0.00	4.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	131,400							
2	000100	C	RES	100		OR	0.00	0.00	0.62	AC		1.00	1.00	1.00	45,000.00	45,000.00	27,900							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 5.00 Total Land Value: 159,300 Market: 0 Agricultural: 0 Common: 159,300 PRINTED 07/30/2025 BY SYS