

LOT 3 EX S-1 & S-2  
IN SECS 22 & 47-2N-25  
SHADY GROVE PB 6/13 & 14

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

2025

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



| BUILDING CHARACTERISTICS                                                                                                                               |                  |                |                       |                  |                      | MARKET ADJUSTMENTS                                           |                |                |             |           |      |          |        |         |                       |                                   |            | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------|------------------|----------------------|--------------------------------------------------------------|----------------|----------------|-------------|-----------|------|----------|--------|---------|-----------------------|-----------------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                                | CD               | CONSTRUCTION   | TYPE                  | MDL              | EFF. AREA            | TOT ADJ PTS                                                  | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON | FNCT     | NORM   | % COND  | PAGE 1 of 2 6         |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                          | 20               | FACE BRICK 90  | 0100                  | 01               | 3,516                | 113.6835                                                     | 113.68         | 399,699        | 1988        | 1988      | 0    | 0        | 25.02  | 74.98   | 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 299,694     |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                             | 03               | COMP SHNGL 100 | HX Base Yr            |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | TOTAL MARKET OB/XF VALUE 47,640   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                          | 08               | DECORATIVE 70  |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | TOTAL LAND VALUE - MARKET 416,223 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                          | 05               | DRYWALL 30     |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | TOTAL MARKET VALUE 422,072        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                          | 11               | CLAY TILE 50   |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | SOH/AGL Deduction 71,598          |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                          | 14               | CARPET 50      |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | ASSESSED VALUE 350,474            |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                          | 03               | CENTRAL 100    |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | TOTAL EXEMPTION VALUE 0           |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                           | 04               | AIR DUCTED 100 |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | BASE TAXABLE VALUE 350,474        |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                               | 3                | 100            |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | TOTAL JUST VALUE 763,557          |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                              | 02               | WOOD FRAME 100 |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | NCON VALUE 0                      |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                                  | 1.5              | 1.5 100        |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | INCOME VALUE                      |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                                | 00               | NONE 100       |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       | PREVIOUS YEAR MKT VALUE 643,234   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                                  | 00               | NONE 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    | YEAR                  | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                                    | 2,413            | 100            | 1993                  | 2,413            | 205,678              |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FGR                                                                                                                                                    | 531              | 55             | 1993                  | 292              | 24,890               |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                                    | 75               | 30             | 1993                  | 22               | 1,875                |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                                    | 190              | 30             | 1993                  | 57               | 4,859                |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FST                                                                                                                                                    | 230              | 55             | 1993                  | 126              | 10,740               |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FUS                                                                                                                                                    | 568              | 100            | 1993                  | 568              | 48,415               |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                                    | 192              | 20             | 1993                  | 38               | 3,239                |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                                 |                  |                | 4,199                 |                  | 3,516                | 299,694                                                      |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                         |                  |                |                       |                  |                      | 45256 SEMINOLE TR, CALLAHAN                                  |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | BLD DATE                                                     |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | XF DATE                                                      |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | INC DATE                                                     |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | LGL DATE                                                     |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | LAND DATE                                                    |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | AG DATE                                                      |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | 05/21/2025 MLU                                               |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | 03/26/2025 KBA                                               |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | BUILDING NOTES                                               |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | BUILDING DIMENSIONS                                          |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | BAS=[YR=1993] W21 N2 W4 S2 W44 N9 W17 FGR=[YR=1993] W23 S27  |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | FST=[YR=1993] S10 E23 N5 FOP=[YR=1993] E15 N5 W15 S5\$ N5    |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | W23\$ E6 N4 E6 N2 E11 N21\$ S21 W11 S2 W6 S4 E32 S12 E1      |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | FOP=[YR=1993] S5 E38 N5 W38\$ E40 N14 E17 S14 E13 N30\$ PTR= |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | N15 UOP=[YR=1993] N12 FUS=[YR=1993] N35 E16 S21 E2 S4 W2 S10 |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                                                                                                                                                        |                  |                |                       |                  |                      | W16\$ E16 S12 W16\$ S15\$.                                   |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                       |                  |                |                       |                  |                      | TOTAL OB/XF 46,920                                           |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                                    | USE CODE         | CLS            | LAND USE DESCRIPTION  | CAP              | R D                  | LOC ZONE                                                     | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T  | DPH FACT | % COND | TOT ADJ | UNIT PRICE            | ADJ UNIT PRICE                    | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                                      | 005000           | C              | AGRICULTURAL          | 0                |                      | OR                                                           | 0.00           | 0.00           | 1.40        | AC        |      | 1.00     | 1.00   | 1.00    | 45,000.00             | 45,000.00                         | 63,000     |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                                      | 006000           | A              | PASTURE - HA          | 0                |                      | OR                                                           | 0.00           | 0.00           | 30.09       | AC        |      | 1.00     | 1.00   | 1.00    | 370.00                | 370.00                            | 11,133     |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                                      | 005900           | A              | TIMBER WETLA          | 0                |                      | OR                                                           | 0.00           | 0.00           | 12.10       | AC        |      | 1.00     | 1.00   | 1.00    | 50.00                 | 50.00                             | 605        |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                                                                                                                                                      | 009910           | M              | MARKET VALUE          | 0                |                      | OR                                                           | 0.00           | 0.00           | 42.19       | AC        |      | 1.00     | 0.85   | 0.85    | 8,500.00              | 7,225.00                          | 304,823    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 10/30/2024 BY DC Total Acres: 43.59 Total Land Value: 74,738 Market: 353,223 Agricultural: 11,738 Common: 63,000 PRINTED 07/30/2025 BY SYS |                  |                |                       |                  |                      |                                                              |                |                |             |           |      |          |        |         |                       |                                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |

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

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

[illegible]