

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

CREECH DENISE A
45089 SEMINOLE TRAIL
CALLAHAN, FL 32011

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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. 100
Units		0 100
Occupancy	00	NONE 100

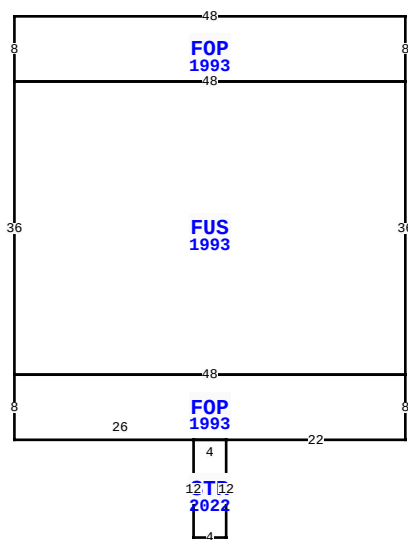
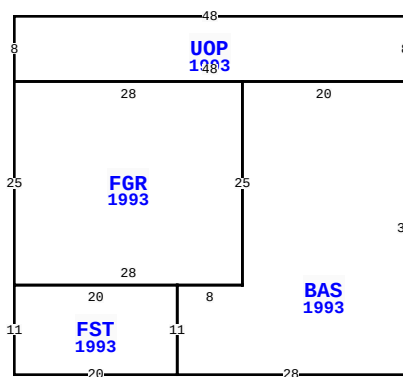
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	808	100	1993	808	93,699
FGR	700	55	1993	385	44,646
FOP	384	30	1993	115	13,335
FOP	384	30	1993	115	13,335
FST	220	55	1993	121	14,031
FUS	1,728	100	1993	1,728	200,385
STR	48	10	2022	5	580
UOP	384	20	1993	77	8,929
TOTALS	4,656			3,354	388,941

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	1993
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993
6	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2000
7	0681	POLE SHED	0 100	30	20	600.00	SF	15.00	15.00	100	2000
8	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	4.38	AC	1.00
2	000100	C	RES	100	0005	OR	0.00	0.00	0.62	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,354	98.4400	136.83	458,928	1993	1993	0	0	15.25	84.75
1 SNGL FAM 100% - 2004 Heated Area: 2536 HX Base Yr 2004											



45089 SEMINOLE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF											
9,548											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 6			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		388,941	
TOTAL MARKET OB/XF VALUE		9,548	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		523,489	
SOH/AGL Deduction		285,401	
ASSESSED VALUE		238,088	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		136,677	
TOTAL JUST VALUE		523,489	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,892	

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 \$.