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

2026

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

BUILDING CHARACTERISTICS

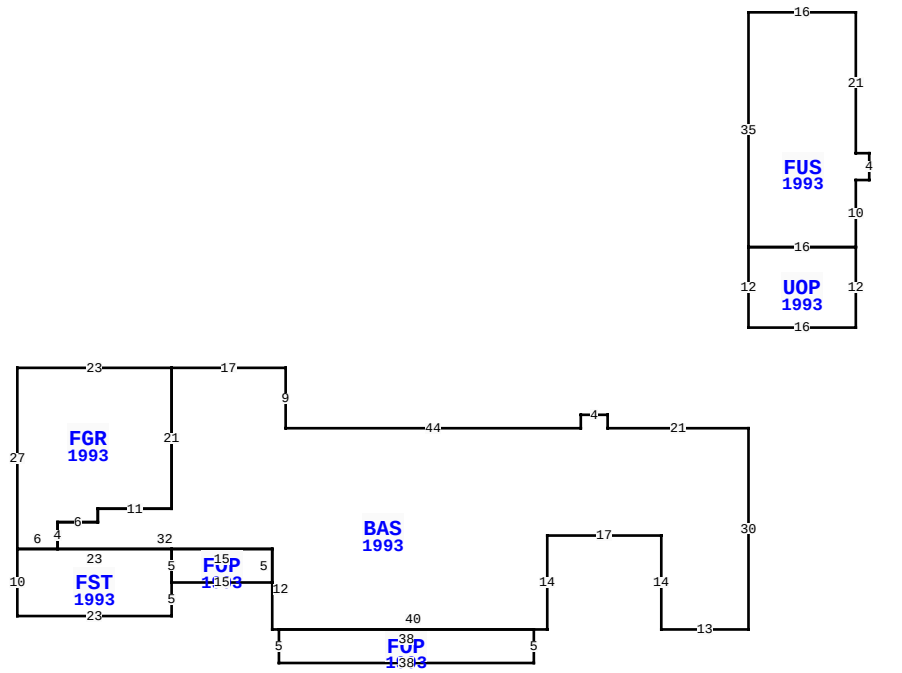
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	214,388
FGR	531	55	1993	292	25,943
FOP	75	30	1993	22	1,955
FOP	190	30	1993	57	5,064
FST	230	55	1993	126	11,195
FUS	568	100	1993	568	50,465
UOP	192	20	1993	38	3,376
TOTALS	4,199			3,516	312,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,516	113.6835	119.37	419,705	1988	1988	0	0	0	25.57	74.43

1 SINGLE FAM 0% - 0 Heated Area: 2981 HX Base Yr



45256 SEMINOLE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	03/26/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	312,386
TOTAL MARKET OB/XF VALUE	74,681
TOTAL LAND VALUE - MARKET	458,276
TOTAL MARKET VALUE	414,205
SOH/AGL Deduction	29,857
ASSESSED VALUE	384,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,348
TOTAL JUST VALUE	845,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	763,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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$.

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	0911	SCRN RM A	0	0	0	0	1,454.00	SF	18.00	18.00	100	1988	1988	3	20	5,234	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1988	1988	05	85	51,000	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	
7	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1992	1992	3	20	864	
8	0350	CARPORT WD	0	0	10	29	290.00	SF	13.00	13.00	100	1992	1992	3	20	754	
9	0205	BARN MTL 3	0	0	55	74	4,070.00	SF	12.00	12.00	100	2005	2005	3	32	15,629	

LAND DESCRIPTION

TOTAL OB/XF 74,681

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	15,400							
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	11,000.00	9,350.00	394,476							

REVIEW DATE 10/30/2024 BY DC Total Acres: 43.59 Total Land Value: 27,138 Market: 442,876 Agricultural: 11,738 Common: 15,400 PRINTED 07/09/2026 BY SYS