PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 2093/1233
& ESMT IN OR 798/1685

GRIFFIN DAVID W
54308 EVERGREEN TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-0000-0010-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	08	SHT VINYL 20
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	04	Quality Level 04

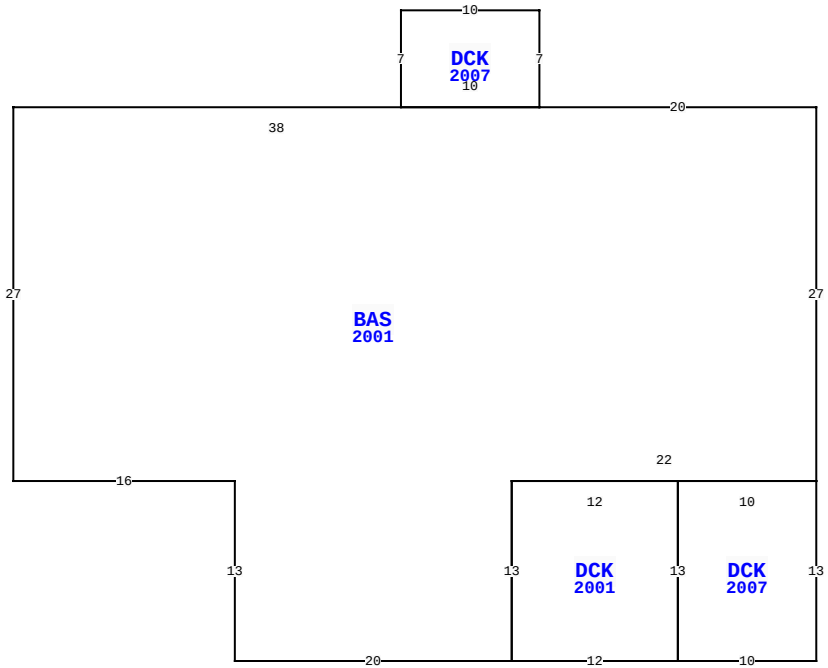
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	98,867
DCK	156	15	23	1,246
DCK	70	15	10	541
DCK	130	15	20	1,083
TOTALS	2,182		1,879	101,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,879	128.9200	90.24	169,561	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2019 Heated Area: 1826 HX Base Yr 2019



54308 EVERGREEN TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,737
TOTAL MARKET OB/XF VALUE		3,193
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		149,930
SOH/AGL Deduction		58,679
ASSESSED VALUE		91,251
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,251
TOTAL JUST VALUE		149,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004329	REPAIR/RRF	6,000	04/08/2021
B17623	SHED	3,595	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1233	11/30/2016	WD	Q	I	01	140,000
GRANTOR: ISHAM FRAN						
GRANTEE: GRIFFIN DAVID W						
2034/1140	3/16/2016	FJ	U	I	18	100
GRANTOR: ISHAM WARREN F ESTATE						
GRANTEE: ISHAM FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 DCK=[YR=2007] N7 W10 S7 E10$ W38 S27 E16 S13 E20 DCK=[YR=2001] E12 DCK=[YR=2007] E10 N13 W10 S13$ N13 W12 S13$ N13 E22 N27$.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2001	2001	3	20	800	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2007	2007	3	35	1,193	

LAND DESCRIPTION

TOTAL OB/XF 3,193

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS