

LOT 1
IN OR 1299/847
EVERGREEN ESTATES PB 7/72

WOODLE MICHAEL R & KELLIE G
54230 EVERGREEN TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-049E-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

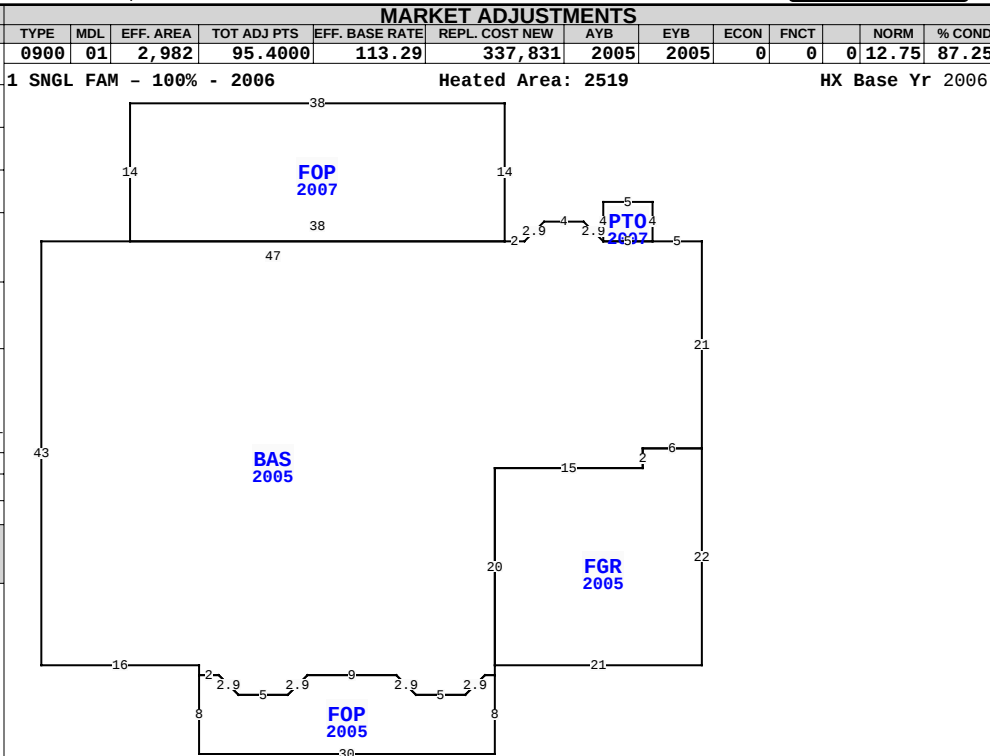
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2,519	248,992
FGR	432	55	238	23,525
FOP	212	30	64	6,326
FOP	532	30	160	15,815
PTO	20	5	1	99

TOTALS	3,715		2,982	294,758
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,030.00	SF	4.00	4.00	
2	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	
3	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	100	31	18	558.00	SF	85.00	85.00	
5	0910	SCRN RM L	0	100	38	29	1,102.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



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

54230 EVERGREEN TRL, CALLAHAN

L N	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	0812	CONCRETE C	0	100	0	0	3,030.00	SF	4.00	4.00	100	2005	2005	3	87	10,544	
2	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	2007	2007	3	89	2,902	
3	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	100	2008	2008	3	90	4,065	
4	0861	POOL GUNIT	0	100	31	18	558.00	SF	85.00	85.00	100	2008	2008	3	56	26,561	
5	0910	SCRN RM L	0	100	38	29	1,102.00	SF	15.00	15.00	100	2011	2011	3	55	9,092	

TOTAL OB/XF											
53,164											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						308,520					
TOTAL MARKET OB/XF VALUE						53,164					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						421,684					
SOH/AGL Deduction						203,518					
ASSESSED VALUE						218,166					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						168,166					
TOTAL JUST VALUE						421,684					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						331,949					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009351	REPAIR/RRF	27,500	07/19/2021
B24887	ADDITION	21,151	07/01/2011
B20986	SWIM POOL	10,000	01/01/2008
B20750	ADDITION	10,000	11/01/2007
R10861	REPAIR/RRF	2,000	11/01/2007
B0515278	GARAGE	14,990	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/0847	3/03/2005	WD Q	I			239,000	

GRANTOR: KENNETH GREENE CONTRA							
GRANTEE: WOODLE MICHAEL R &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2005] W5 PTO=[YR=2007] N4 W5 S4 E5 \$ W5 U2 L2 W4 L2 D2 W2 FOP=[YR=2007] N14 W38 S14 E38\$ W47 S43 E16 S1 FOP=[YR=2005] S8 E30 N8 W1 D2 L2 W5 L2 U2 W9 D2 L2 W5 L2 U2 W2\$ E2 D2 R2 E5 R2 U2 E9 D2 R2 E5 R2 U2 E1 N1 FGR=[YR=2005] E21 N22 W6 S2 W15 S20\$N20 E15 N2 E6 N21\$.							

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