LOT 6
IN OR 1824/1944
EVERGREEN ESTATES PB 7/72

SHEPHERD ROBERT & MARTHA L
54064 EVERGREEN TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-049E-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

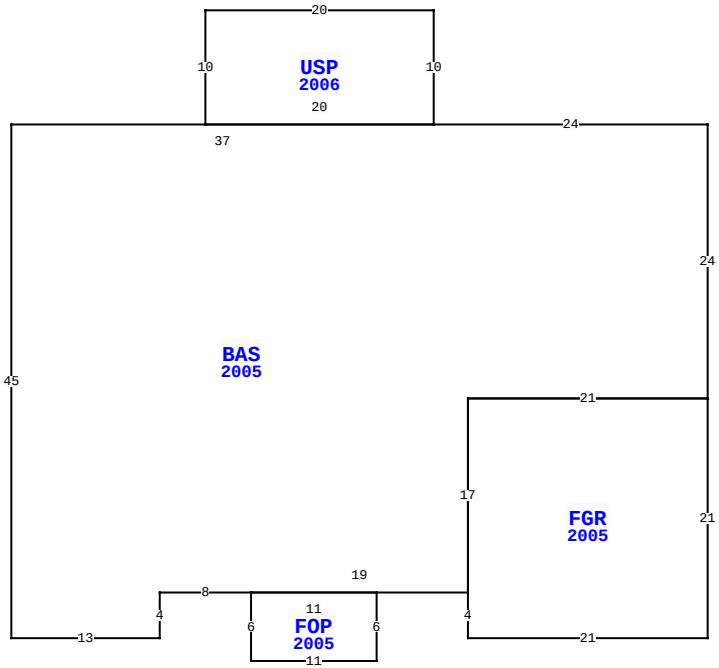
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,196	100	2,196	210,340
FGR	441	55	243	23,276
FOP	66	30	20	1,916
USP	200	30	60	5,747
TOTALS	2,903		2,519	241,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,519	92.4480	109.78	276,536	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 2196 HX Base Yr



54064 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	241,278
TOTAL MARKET OB/XF VALUE	42,257
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	343,535
SOH/AGL Deduction	74,874
ASSESSED VALUE	268,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,661
TOTAL JUST VALUE	343,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632730	GARAGE	56,234	07/01/2016
B21825	REMODEL	1,400	08/01/2008
M09509	MECH OTHER	0	03/01/2005
P09117	NEW CONSTR	157,960	03/01/2005
B14595	NEW CONSTR	157,960	02/01/2005
E14405	ELEC OTHER	1,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1824/1944	11/06/2012	WD	Q	I	02	120,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: SHEPHERD ROBERT & M						
1788/0578	4/13/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 USP=[YR=2006] N10 W20 S10 E20$ W37 S45 E13 N4 E8 FOP=[YR=2005] S6 E11 N6 W11$ E19 FGR=[YR=2005] S4 E21 N21 W21 S17$ N17 E21 N24$.

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	0812	CONCRETE C	0	0	0	0	1,498.00	SF	4.00	4.00	100	2005	2005	3	87	5,213	
2	0510	GARAGE WD-	0	0	42	30	1,260.00	SF	35.00	35.00	100	2016	2016	3	84	37,044	

LAND DESCRIPTION

TOTAL OB/XF 42,257

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	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/08/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS