

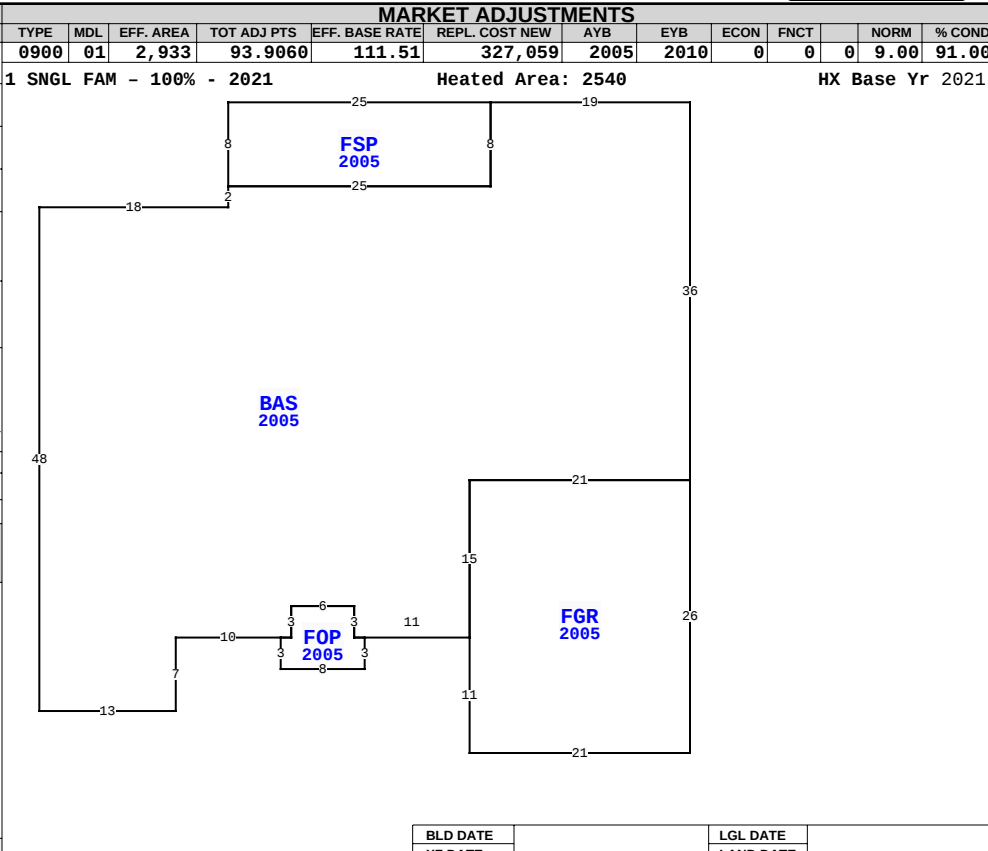
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	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	2,540	100	2,540	257,744
FGR	546	55	300	30,442
FOP	42	30	13	1,320
FSP	200	40	80	8,118
TOTALS	3,328		2,933	297,624

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	1,768.00	SF	4.00	4.00	100	2005	2005	3	87	6,153	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	2007	2007	3	35	2,268	
3	0855	CONC PAVER	0	100	0	0	564.00	SF	10.00	10.00	100	2014	2014	3	95	5,358	
4	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2014	2014	3	78	32,222	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	70	700	
6	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	100	2018	2018	3	98	7,820	
7	0462	ST/AL FNC	0	100	0	0	972.00	SF	10.00	10.00	100	2019	2019	3	93	9,040	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION			TOTAL OB/XF 65,521													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00



54042 EVERGREEN TRL, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY	Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE				297,624	
TOTAL MARKET OB/XF VALUE				65,521	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				423,145	
SOH/AGL Deduction				18,007	
ASSESSED VALUE				405,138	
TOTAL EXEMPTION VALUE	HX HB			50,000	
BASE TAXABLE VALUE				355,138	
TOTAL JUST VALUE				423,145	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				425,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006904	REPAIR/RRF	79,000	11/01/2017
B1428946	SWIM POOL	47,000	06/01/2014
M09508	MECH OTHER	0	03/01/2005
B14498	NEW CONSTR	180,418	02/01/2005
E14407	ELEC OTHER	1,000	02/01/2005
P09059	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/1857	5/10/2023	WD	Q	I	01	570,000
GRANTOR: GODDARD RYEIN & MIRAN						
GRANTEE: CANFIELD JAMES RALP						
2405/0347	10/30/2020	WD	Q	I	01	419,900
GRANTOR: BECCACCIO LIVIO & ABB						
GRANTEE: GODDARD RYEIN & MIR						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W19 FSP=[YR=2005] W25 S8 E25 N8\$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15\$ N15 E21 N36\$.	