

LOT 10
IN OR 1313/198
EVERGREEN ESTATES PB 7/72

THORN MICHAEL E & JAMIE L
54001 EVERGREEN TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-049E-0010-0000



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	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	2,483	100	2,483	225,784
FGR	439	55	241	21,915
FOP	40	30	12	1,091
FOP	360	30	108	9,821
FSP	450	40	180	16,368

TOTALS 3,772 3,024 274,978

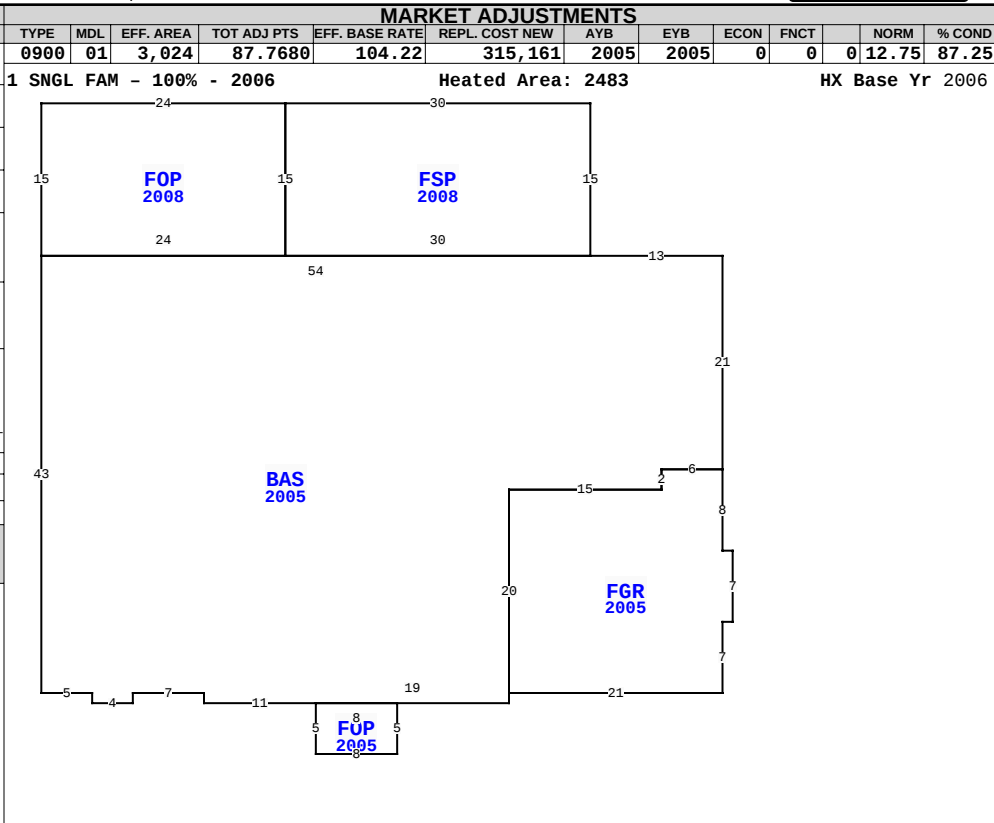
EXTRA FEATURES

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	2,746.00	SF	4.00	4.00	100	2005	2005	3	87	9,556	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	84	11,760	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	60,000							

REVIEW DATE 05/08/2019 BY KBA



54001 EVERGREEN TRL, CALLAHAN

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

TOTAL OB/XF 24,466

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	60,000							

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		274,978
TOTAL MARKET OB/XF VALUE		24,466
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,444
SOH/AGL Deduction		182,405
ASSESSED VALUE		177,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,039
TOTAL JUST VALUE		359,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633442	GARAGE	18,745	11/01/2016
B21622	XF0B	16,465	07/01/2008
E21037	ELEC OTHER	350	07/01/2008
E0514141	ELEC OTHER	1,000	02/01/2005
M0509202	MECH OTHER	0	02/01/2005
P0408824	OTHER	0	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1313/0198	4/28/2005	WD	Q	I	
					SALE PRICE
					246,200

GRANTOR: KENNETH GREENE CONTRA
GRANTEE: THORN MICHAEL E & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2008] N15 W30 FOP=[YR=2008] W24 S15 E24 N15\$ S15 E30\$ W54 S43 E5 S1 E4 N1 E7 S1 E11 FOP=[YR=2005] S5 E8 N5 W8\$E19 N1 FGR=[YR=2005] E21 N7 E1 N7 W1N8 W6 S2 W15 S20\$ N20 E15 N2 E6 N21\$.

PRINTED 08/02/2023 BY SYS