



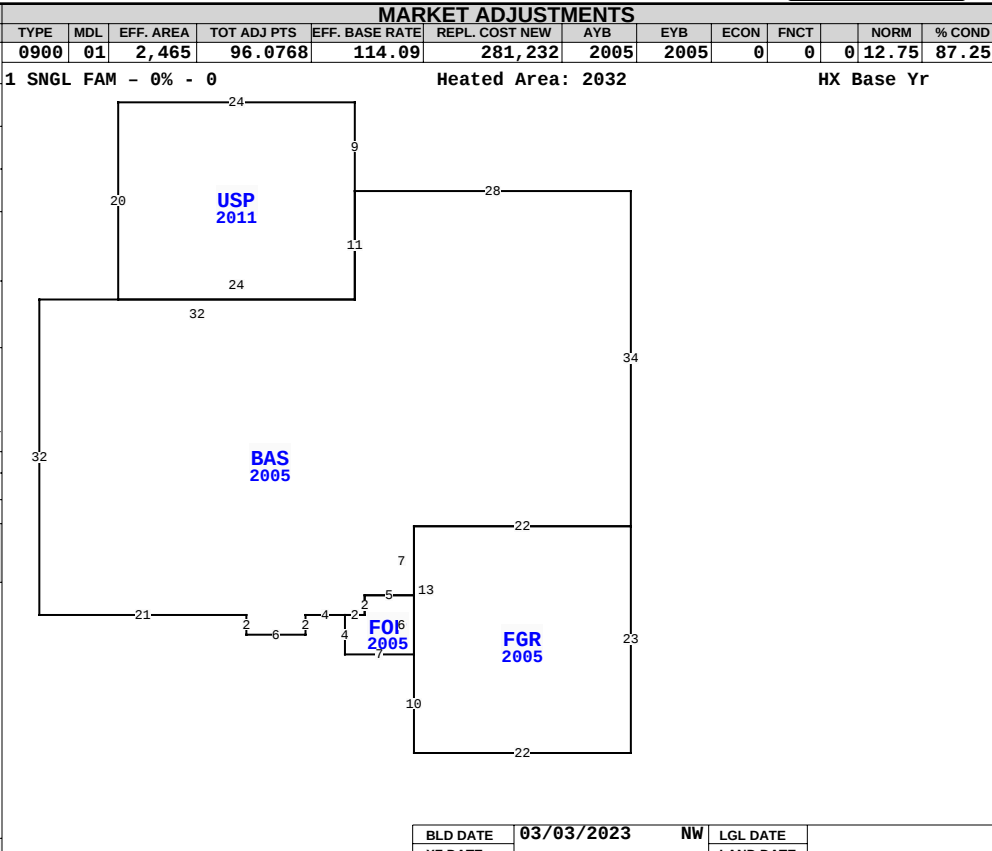
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,032	100	2,032	202,273
FGR	506	55	278	27,673
FOP	38	30	11	1,095
USP	480	30	144	14,334
TOTALS	3,056		2,465	245,375

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,170.00	SF	4.00
3	0811	CONCRETE B	0	0	0	0	1,047.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
54009 EVERGREEN TRL, CALLAHAN				

TOTAL OB/XF									
12,558									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					245,375				
TOTAL MARKET OB/XF VALUE					12,558				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					317,933				
SOH/AGL Deduction					46,312				
ASSESSED VALUE					271,621				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					271,621				
TOTAL JUST VALUE					317,933				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					263,761				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17781	ADDITION	13,375	10/31/2006
E0514140	ELEC OTHER	1,000	02/01/2005
M0509201	MECH OTHER	0	02/01/2005
P08875	OTHER	1,000	02/01/2005
R047029	REPAIR/RRF	2,100	12/01/2004
B0414267	NEW CONSTR	146,670	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2277/1709	5/24/2019	WD	Q	I	01	259,000	
GRANTOR:OWEN DAVID A							
GRANTEE:BLUHM JASON J							
2071/0391	8/26/2016	WD	U	I	11	100	
GRANTOR:CONNAHEY TIMOTHY C &							
GRANTEE:OWEN DAVID A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W28 USP=[YR=2011] N9 W24 S20 E24 N11\$ S11 W32 S32 E21 S2 E6 N2 E4 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S10 E22 N23 W22 S13\$ N6 W5 S2 W2\$ E2 N2 E5 N7 E22 N34\$.									