

LOT 14
IN OR 2219/580
EVERGREEN ESTATES PB 7/72

MITCHELL MENERIE S & DANIEL R
54181 EVERGREEN TRL
CALLAHAN, FL 32011

2023

37-1N-25-049E-0014-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6															
Exterior Wall	20	FACE BRICK 100	0900	01	2,565	98.9280	117.48	301,336	2005	2005	0	0	0	12.75	87.25	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2019													Heated Area: 2196														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	13	LVT/LAMMT 50																												
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	225,093																										
FGR	441	55	243	24,908																										
FOP	66	30	20	2,050																										
FSP	264	40	106	10,865																										
TOTALS			2,967	2,565			262,916																							
EXTRA FEATURES			54181 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	2,238.00	SF	4.00	4.00	100	2005	2005	3	87	7,788															
2	0510	GARAGE WD-	0 100	0	0	900.00	SF	35.00	35.00	100	2016	2016	3	84	26,460															
3	0811	CONCRETE B	0 100	0	0	1,358.00	SF	5.20	5.20	100	2018	2018	3	98	6,920															
4	0476	VF 6 SBPL	0 100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	95	3,466															
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570															
TOTAL OB/XF																	45,204													
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 Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																														