LOT 15
IN OR 1412/1135
EVERGREEN ESTATES PB 7/72

GREENE KENNETH L
54221 EVERGREEN TRL
CALLAHAN, FL 32011-7874

2023

37-1N-25-049E-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

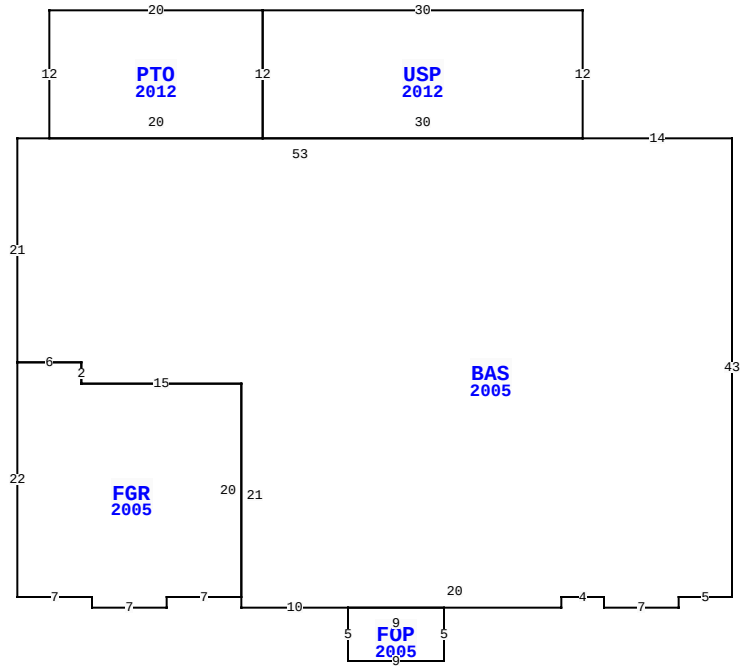
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	239,700
FGR	439	55	241	23,237
FOP	45	30	14	1,350
PTO	240	5	12	1,157
USP	360	30	108	10,413
TOTALS	3,570		2,861	275,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,861	93.0600	110.51	316,169	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 2486 HX Base Yr 2007



54221 EVERGREEN TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		275,857
TOTAL MARKET OB/XF VALUE		11,672
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,529
SOH/AGL Deduction		170,303
ASSESSED VALUE		177,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,226
TOTAL JUST VALUE		347,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514142	ELEC OTHER	1,000	02/01/2005
M0509130	MECH OTHER	0	02/01/2005
R047006	REPAIR/RRF	2,200	12/01/2004
B0414245	NEW CONSTR	176,999	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1412/1135	5/17/2006	WD	U	I	05	194,000
GRANTOR: BASKIN JEFFREY T & CO						
GRANTEE: GREENE KENNETH L						
1304/0135	3/23/2005	WD	Q	I		239,900
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: BASKIN JEFFREY T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 USP=[YR=2012] N12 W30 PTO=[YR=2012] W20 S12 E20 N12$ S12 E30$ W53 S21 FGR=[YR=2005] S22 E7 S1 E7 N1 E7 N20 W15 N2 W6$ E6 S2 E15 S21 E10 FOP=[YR=2005] S5 E9 N5 W9$ E20 N1 E4 S1 E7 N1E5 N43$.

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	100	0	0	2,204.00	SF	4.00	4.00	100	2005	2005	3	87	7,670	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2007	2007	3	35	1,050	
3	0910	SCRN RM L	0	100	12	20	240.00	SF	15.00	15.00	100	2017	2017	3	82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 11,672

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	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