

IN OR 2192/708
EX 10-14 10-15 10-16 & 10-21
EX 10-23 10-24 10-25 & 10-26

WARREN JASON J & APRIL M
54271 EVERGREEN TRL
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 50
Exterior Wall	30 VINYL 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
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	1,179	100	1,179	134,157
FGR	441	55	243	27,650
FOP	150	30	45	5,120
FUS	891	100	891	101,385
PTO	600	5	30	3,414
UOP	180	20	36	4,096
USP	342	30	103	11,720
TOTALS	3,783		2,527	287,543

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0 100	20	51	1,020.00	SF	35.00	35.00	100	1969
3	0810	CONCRETE A	0 100	0	0	440.00	SF	6.50	6.50	100	1990
4	0812	CONCRETE C	0 100	0	0	2,449.00	SF	4.00	4.00	100	2008
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1972

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,527	102.7200	128.40	324,467	1972	2000	0	0	0 11.38	88.62
1 SNGL FAM - 100% - 2019 Heated Area: 2070 HX Base Yr 2019											

54271 EVERGREEN TRL, CALLAHAN											
BLD DATE				03/03/2023				NW			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE				287,543					
TOTAL MARKET OB/XF VALUE				21,048					
TOTAL LAND VALUE - MARKET				60,000					
TOTAL MARKET VALUE				368,591					
SOH/AGL Deduction				218,868					
ASSESSED VALUE				149,723					
TOTAL EXEMPTION VALUE				HX HB DX		55,000			
BASE TAXABLE VALUE				94,723					
TOTAL JUST VALUE				368,591					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				336,130					

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2012] W25 BAS=[YR=1993] W13 UOP=[YR=2012] W12 S15 E12 N15\$ S15 W12 S17 USP=[YR=1994] W18 S19 E18 N19\$ S19 E29 FGR=[YR=1993] E21 N21 FOP=[YR=1993] N6 W25 S6 E25\$ W21 S21 \$ N21 W4 N30\$ S24 E25 N24\$ PTR=N30 FUS=[YR=1993] N27 W33 S27 E33\$ S30\$.											