PT WILLIAM GIBSON GRANT
SEC 37-1N-25E PT OR 2506/31
ESMT IN OR 1386/569

ROJAS LILIAN N/GARCIA CARLOS ROJAS
54204 EVERGREEN TRAIL
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

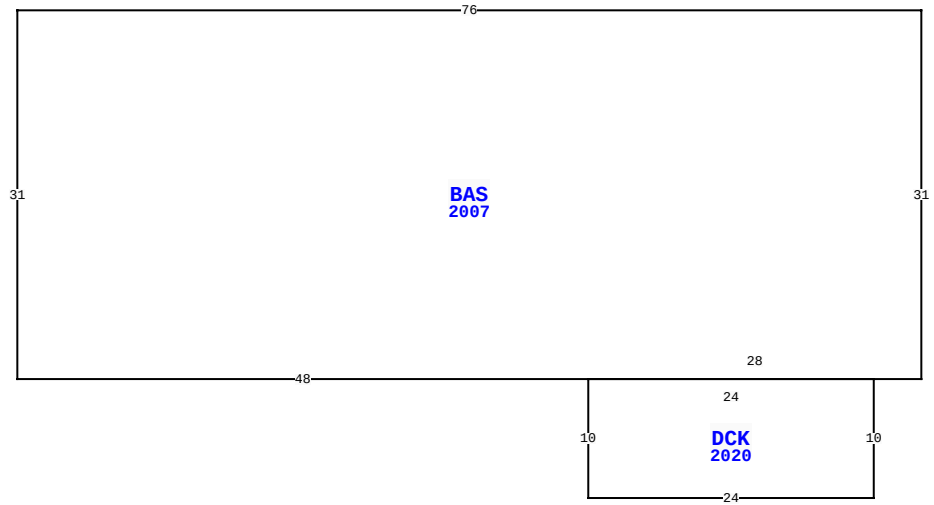
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	122,874
DCK	240	10	24	1,252
TOTALS	2,596		2,380	124,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,380	119.9000	89.92	214,010	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



54204 EVERGREEN TRL, CALLAHAN

BLD DATE	04/25/2007	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,126
TOTAL MARKET OB/XF VALUE		1,755
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		215,881
SOH/AGL Deduction		24,431
ASSESSED VALUE		191,450
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		136,450
TOTAL JUST VALUE		215,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0031	10/13/2021	WD	Q	I	05	235,000
GRANTOR: JOHNSTON ANDREA M						
GRANTEE: ROJAS LILLIAN N & C						
2495/1143	9/08/2021	WD	U	I	11	100
GRANTOR: PRINCE TINA M & KEVIN						
GRANTEE: JOHNSTON ANDREA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S31 E48 DCK=[YR=2020] S10 E24 N10 W24$ E28 N31$.

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	1242	WD DECK A	0	100	10	27	270.00	SF	10.00	10.00	100	2014	2014	3	65	1,755	

LAND DESCRIPTION

TOTAL OB/XF 1,755

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS