

PT WILLIAM GIBSON GRANT  
SEC 37-1N-25E IN OR 2093/1233  
& ESMT IN OR 798/1685

GRIFFIN DAVID W  
54308 EVERGREEN TRAIL  
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0190



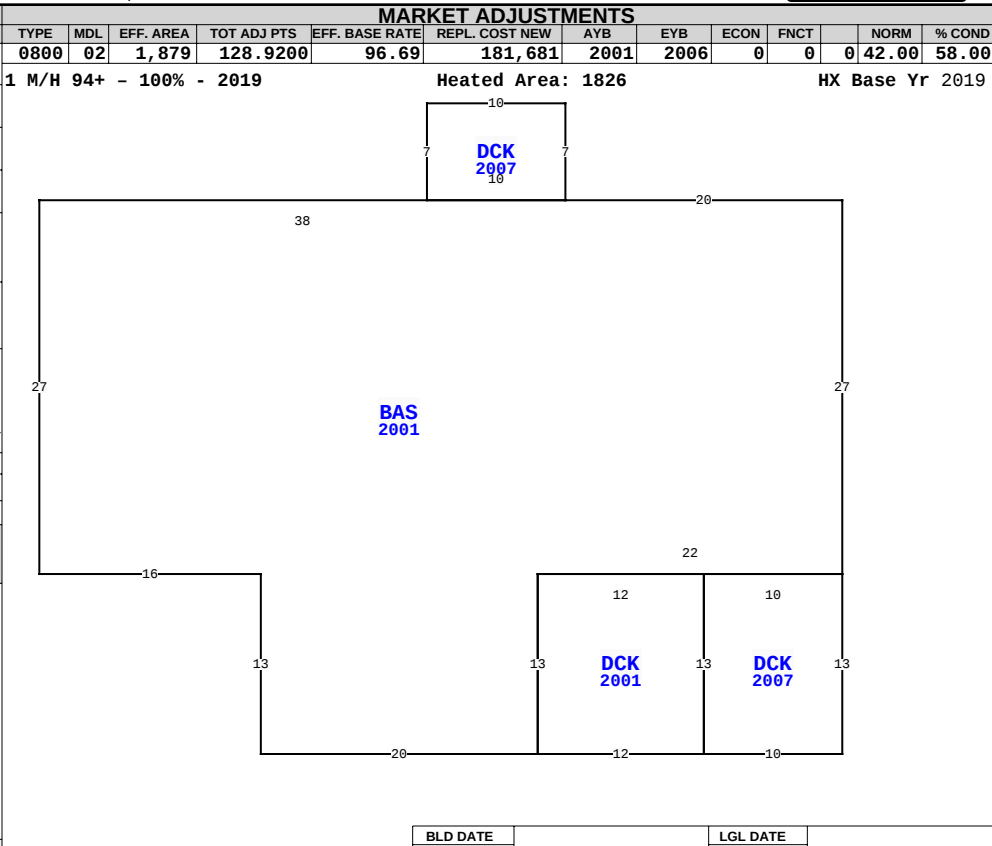
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| 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       | 1,826            | 100         | 1,826        | 102,402              |
| DCK       | 156              | 15          | 23           | 1,290                |
| DCK       | 70               | 15          | 10           | 561                  |
| DCK       | 130              | 15          | 20           | 1,122                |
| TOTALS    | 2,182            |             | 1,879        | 105,375              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0351       | CARPORT MT  | 0 100   | 20 | 20 | 400.00 | SF | 10.00 | 10.00          | 100       | 2001    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 20 | 10 | 200.00 | SF | 30.00 | 30.00          | 100       | 2001    |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 16 | 10 | 160.00 | SF | 21.30 | 21.30          | 100       | 2007    |

| 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                | 000102   | C   | SFR/MH               | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |     |



|                               |          |           |
|-------------------------------|----------|-----------|
| 54308 EVERGREEN TRL, CALLAHAN | BLD DATE | 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     |  | 105,375     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,056       |        |
| TOTAL LAND VALUE - MARKET |  | 45,000      |        |
| TOTAL MARKET VALUE        |  | 153,431     |        |
| SOH/AGL Deduction         |  | 59,442      |        |
| ASSESSED VALUE            |  | 93,989      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 43,989      |        |
| TOTAL JUST VALUE          |  | 153,431     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 149,930     |        |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 21004329   | REPAIR/RRF  | 6,000 | 04/08/2021 |
| B17623     | SHED        | 3,595 | 10/31/2006 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2093/1233                      | 11/30/2016 | WD        | Q   | I   | 01     | 140,000    |  |
| GRANTOR: ISHAM FRAN            |            |           |     |     |        |            |  |
| GRANTEE: GRIFFIN DAVID W       |            |           |     |     |        |            |  |
| 2034/1140                      | 3/16/2016  | FJ        | U   | I   | 18     | 100        |  |
| GRANTOR: ISHAM WARREN F ESTATE |            |           |     |     |        |            |  |
| GRANTEE: ISHAM FRAN            |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W20 DCK=[YR=2007] N7 W10 S7 E10\$ W38 S27 E16 S13 E20 DCK=[YR=2001] E12 DCK=[YR=2007] E10 N13 W10 S13\$ N13 W12 S13\$ N13 E22 N27\$. |  |  |  |  |  |  |  |  |  |  |  |