

LOT 1
IN OR 1299/847
EVERGREEN ESTATES PB 7/72

WOODLE MICHAEL R & KELLIE G
54230 EVERGREEN TRAIL
CALLAHAN, FL 32011

2024

37-1N-25-049E-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

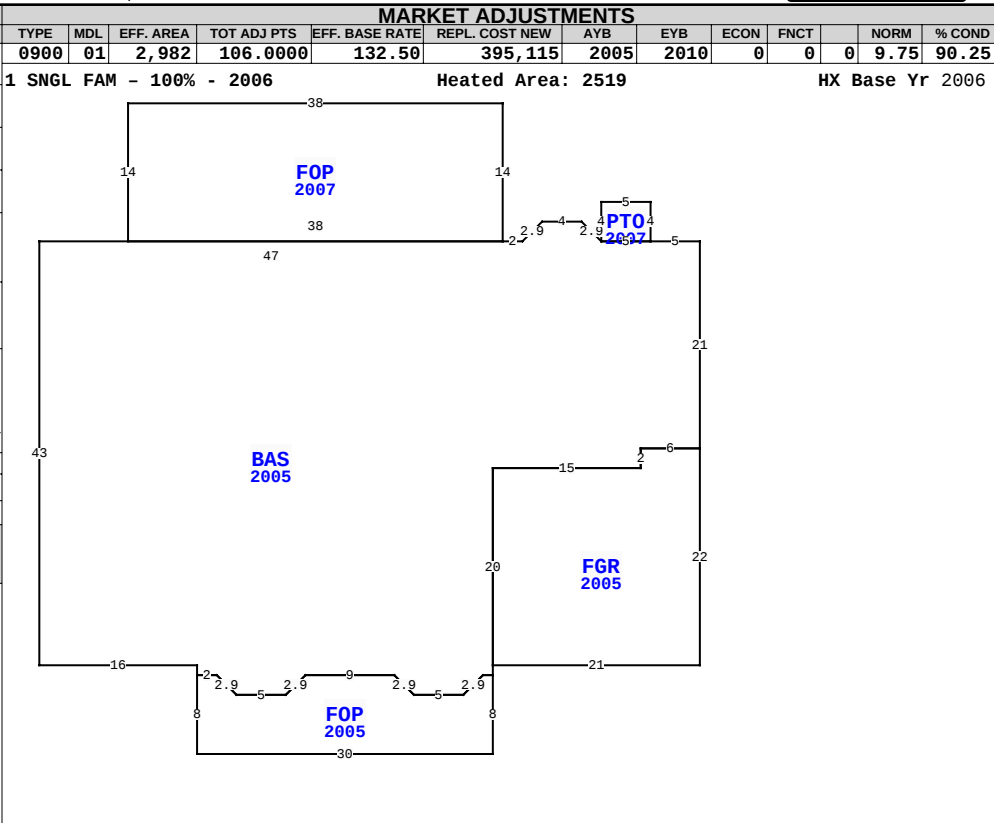
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2,519	301,226
FGR	432	55	238	28,460
FOP	212	30	64	7,653
FOP	532	30	160	19,133
PTO	20	5	1	120

TOTALS	3,715		2,982	356,591
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EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0	3,030.00	SF	4.00	4.00	100	2005
2	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	2007
3	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	100	2008
4	0861	POOL GUNIT	0	100	31	18	558.00	SF	85.00	85.00	100	2008
5	0910	SCRN RM L	0	100	38	29	1,102.00	SF	15.00	15.00	100	2011

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00

REVIEW DATE	02/01/2022	BY	KBA
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54230 EVERGREEN TRL, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	3,030.00	SF	4.00	4.00	100	2005	2005	3	86	10,423	
2	0811	CONCRETE B	0	100	0	0	627.00	SF	5.20	5.20	100	2007	2007	3	88	2,869	
3	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	100	2008	2008	3	89	4,020	
4	0861	POOL GUNIT	0	100	31	18	558.00	SF	85.00	85.00	100	2008	2008	3	52	24,664	
5	0910	SCRN RM L	0	100	38	29	1,102.00	SF	15.00	15.00	100	2011	2011	3	50	8,265	

TOTAL OB/XF												
50,241												

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					369,991				
TOTAL MARKET OB/XF VALUE					50,241				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					480,232				
SOH/AGL Deduction					255,521				
ASSESSED VALUE					224,711				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					174,711				
TOTAL JUST VALUE					480,232				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					421,684				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009351	REPAIR/RRF	27,500	07/19/2021
B24887	ADDITION	21,151	07/01/2011
B20986	SWIM POOL	10,000	01/01/2008
B20750	ADDITION	10,000	11/01/2007
R10861	REPAIR/RRF	2,000	11/01/2007
B0515278	GARAGE	14,990	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/0847	3/03/2005	WD Q	I			239,000	

GRANTOR: KENNETH GREENE CONTRA							
GRANTEE: WOODLE MICHAEL R &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2005] W5 PTO=[YR=2007] N4 W5 S4 E5 \$ W5 U2 L2 W4 L2 D2 W2 FOP=[YR=2007] N14 W38 S14 E38\$ W47 S43 E16 S1 FOP=[YR=2005] S8 E30 N8 W1 D2 L2 W5 L2 U2 W9 D2 L2 W5 L2 U2 W2\$ E2 D2 R2 E5 R2 U2 E9 D2 R2 E5 R2 U2 E1 N1 FGR=[YR=2005] E21 N22 W6 S2 W15 S20\$N20 E15 N2 E6 N21\$.							

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