LOT 4
IN OR 1334/216
EVERGREEN ESTATES PB 7/72

HIGLEY RICHARD P & MICHELLE M
54122 EVERGREEN TRAIL
CALLAHAN, FL 32011

2024

37-1N-25-049E-0004-0000

BUILDING CHARACTERISTICS

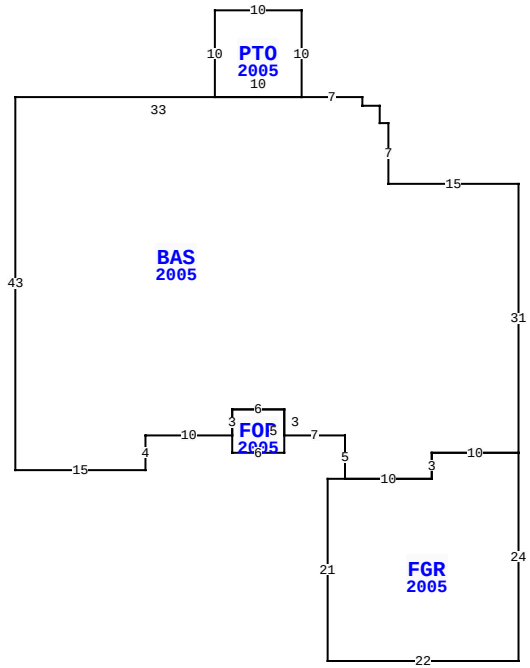
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,219	100	2,219	246,456
FGR	492	55	271	30,099
FOP	30	30	9	1,000
PTO	100	5	5	555
TOTALS	2,841		2,504	278,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	102.7200	128.40	321,514	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2008 Heated Area: 2219 HX Base Yr 2008



54122 EVERGREEN TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,110
TOTAL MARKET OB/XF VALUE		8,932
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,042
SOH/AGL Deduction		190,571
ASSESSED VALUE		156,471
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,471
TOTAL JUST VALUE		347,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14567	ELEC OTHER	1,000	03/01/2005
R07292	REPAIR/RRF	2,500	03/01/2005
B14675	NEW CONSTR	159,076	03/01/2005
P09118	OTHER	0	03/01/2005
W00346	XFOB	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/0216	7/18/2005	WD	Q	I		226,200

GRANTOR: KENNETH GREENE CONTRA
GRANTEE: HIGLEY RICHARD P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N7 W1 N2 W2 N1 W7 PTO=[YR=2005] N10 W10 S10 E10$ W33 S43 E15 N4 E10 FOP=[YR=2005] S2 E6 N5 W6 S3$ N3 E6 S3 E7 S5 FGR=[YR=2005] W2 S21 E22 N24 W10 S3 W10$ E10 N3 E10 N31$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,691.00	SF	4.00	4.00	100	2005	2005	3	86	5,817	

LAND DESCRIPTION

TOTAL OB/XF 8,932

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS