

RYAN THOMAS P
54102 EVERGREEN TRIAL
CALLAHAN, FL 32011

37-1N-25-049E-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 20										0900 01 2,351 110.6420 138.30 325,143 2006 2014 0 0 6.75 93.25										Tax Group: 6 Tax Dist:									
Roof Structur 03										1 SNGL FAM - 100% - 2019 Heated Area: 1896 HX Base Yr 2019										BUILDING MARKET VALUE 314,750									
Roof Cover 05																				TOTAL MARKET OB/XF VALUE 56,779									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floo 14																				TOTAL MARKET VALUE 431,529									
Interior Floo 11																				SOH/AGL Deduction 146,120									
Air Condition 03																				ASSESSED VALUE 285,409									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms																				BASE TAXABLE VALUE 235,409									
Bathrooms																				TOTAL JUST VALUE 431,529									
Frame 02																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 391,268									
Occupancy 00																													
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 1,896 100 1,896 244,517																													
FGR 462 55 254 32,757																													
FOP 124 30 37 4,772																													
UOP 218 20 44 5,674																													
USP 100 30 30 3,869																													
USP 300 30 90 11,607																													
TOTALS 3,100 2,351 303,196																													
EXTRA FEATURES										54102 EVERGREEN TRL, CALLAHAN																			
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 1,700.00 SF 4.00 4.00 100 2006 2006 3 87 5,916																													
2 0810 CONCRETE A 0 100 0 0 171.00 SF 6.50 6.50 100 2007 2007 3 88 978																													
3 0810 CONCRETE A 0 100 0 0 768.00 SF 6.50 6.50 100 2013 2013 3 94 4,692																													
4 0861 POOL GUNIT 0 100 0 0 480.00 SF 85.00 85.00 100 2015 2015 3 78 31,824																													
5 0855 CONC PAVER 0 100 0 0 1,159.00 SF 10.00 10.00 100 2015 2015 3 95 11,011																													
6 0810 CONCRETE A 0 100 0 0 90.00 SF 6.50 6.50 100 2015 2015 3 95 556																													
7 0680 POLE SHED 0 100 11 21 231.00 SF 10.00 10.00 100 2015 2015 3 78 1,802																													
LAND DESCRIPTION										TOTAL OB/XF 56,779																			
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									

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