LOT 6
IN OR 1824/1944
EVERGREEN ESTATES PB 7/72

**SHEPHERD ROBERT & MARTHA L**
54064 EVERGREEN TRAIL
CALLAHAN, FL 32011

**2024**

**37-1N-25-049E-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

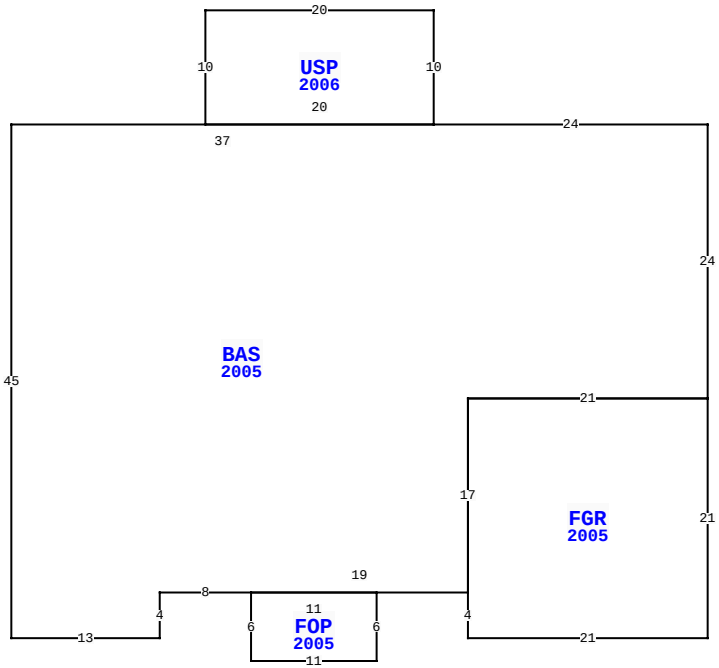
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 2,196 | 100 | 2,196 | 243,901 |
| FGR | 441 | 55 | 243 | 26,989 |
| FOP | 66 | 30 | 20 | 2,221 |
| USP | 200 | 30 | 60 | 6,664 |
| TOTALS | 2,903 | | 2,519 | 279,776 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,519 | 102.7200 | 128.40 | 323,440 | 2005 | 2005 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2196 HX Base Yr




54064 EVERGREEN TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 279,776 |
| TOTAL MARKET OB/XF VALUE | 40,874 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 380,650 |
| SOH/AGL Deduction | 85,123 |
| ASSESSED VALUE | 295,527 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 295,527 |
| TOTAL JUST VALUE | 380,650 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 343,535 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632730 | GARAGE | 56,234 | 07/01/2016 |
| B21825 | REMODEL | 1,400 | 08/01/2008 |
| M09509 | MECH OTHER | 0 | 03/01/2005 |
| P09117 | NEW CONSTR | 157,960 | 03/01/2005 |
| B14595 | NEW CONSTR | 157,960 | 02/01/2005 |
| E14405 | ELEC OTHER | 1,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1824/1944 | 11/06/2012 | WD | Q | I | 02 | 120,000 |
| GRANTOR: VYSTAR CREDIT UNION | | | | | | |
| GRANTEE: SHEPHERD ROBERT & M | | | | | | |
| 1788/0578 | 4/13/2012 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: VYSTAR CREDIT UNION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W24 USP=[YR=2006] N10 W20 S10 E20$ W37 S45 E13 N4 E8 FOP=[YR=2005] S6 E11 N6 W11$ E19 FGR=[YR=2005] S4 E21 N21 W21 S17$ N17 E21 N24$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,498.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 5,153 | |
| 2 | 0510 | GARAGE WD- | 0 | 0 | 42 | 30 | 1,260.00 | SF | 35.00 | 35.00 | 100 | 2016 | 2016 | 3 | 81 | 35,721 | |

## LAND DESCRIPTION

TOTAL OB/XF 40,874

| 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 | 000100 | C | SFR | 0 | 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