

CANFIELD JAMES RALPH & KELLEY JO
54042 EVERGREEN TL
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		20		FACE BRICK 100		0900		01		2,933		104.3400		130.42		382,522		2005		2010		0		0		0		9.75		90.25		VALUATION BY									
Roof Structur		03		GABLE/HIP 100		1		SNGL FAM - 100% - 2024																								STANDARD									
Roof Cover		03		COMP SHNGL 100																												Tax Group: 6									
Interior Wall		05		DRYWALL 100																												Tax Dist:									
Interior Floo		13		LVT/LAMNT 100																												BUILDING MARKET VALUE									
Air Condition		03		CENTRAL 100																												TOTAL MARKET OB/XF VALUE									
Heating Type		04		AIR DUCTED 100																												TOTAL LAND VALUE - MARKET									
Bedrooms				4 100																												TOTAL MARKET VALUE									
Bathrooms				3 100																												SOH/AGL Deduction									
Frame Stories		02		WOOD FRAME 100																												ASSESSED VALUE									
		1.		1. 100																												TOTAL EXEMPTION VALUE									
Units				0 100																												HX HB VX									
Occupancy		00		NONE 100																												BASE TAXABLE VALUE									
																																TOTAL JUST VALUE									
																																NCON VALUE									
																																INCOME VALUE									
																																PREVIOUS YEAR MKT VALUE									
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		2,540		100		2,540		298,968																																	
FGR		546		55		300		35,311																																	
FOP		42		30		13		1,530																																	
FSP		200		40		80		9,417																																	
TOTALS		3,328				2,933		345,226																																	
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		0812		CONCRETE C		0 100		0 0		1,768.00		SF		4.00		4.00		100		2005		2005		3		86		6,082													
2		0940		SHEDS/PORT		0 100		12 18		216.00		SF		30.00		30.00		100		2007		2007		3		31		2,009													
3		0855		CONC PAVER		0 100		0 0		564.00		SF		10.00		10.00		100		2014		2014		3		95		5,358													
4		0861		POOL GUNIT		0 100		0 0		486.00		SF		85.00		85.00		100		2014		2014		3		75		30,983													
5		0877		JACUZZI		0 100		0 0		1.00		UT		1,000.00		1,000.00		100		2014		2014		3		65		650													
6		0855		CONC PAVER		0 100		0 0		798.00		SF		10.00		10.00		100		2018		2018		3		97		7,741													
7		0462		ST/AL FNC		0 100		0 0		972.00		SF		10.00		10.00		100		2019		2019		3		90		8,748													
8		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2017		2017		3		98		1,960													