LOT 8
IN OR 1884/1828
EVERGREEN ESTATES PB 7/72

WITCHER JOHN L & CLAUDIA B
54012 EVERGREEN TRAIL
CALLAHAN, FL 32011

2024

37-1N-25-049E-0008-0000

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 60
Interior Floo	12	HARDWOOD 40
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

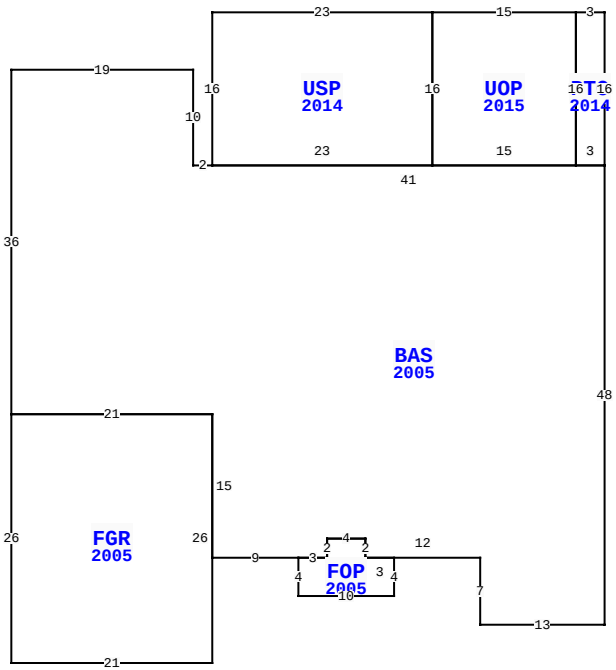
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2,500	286,318
FGR	546	55	300	34,358
FOP	48	30	14	1,604
PTO	48	5	2	229
UOP	240	20	48	5,497
USP	368	30	110	12,598
TOTALS	3,750		2,974	340,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	101.5200	126.90	377,401	2005	2010	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2014 Heated Area: 2500 HX Base Yr 2014



54012 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		340,604
TOTAL MARKET OB/XF VALUE		9,537
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,141
SOH/AGL Deduction		215,348
ASSESSED VALUE		194,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,793
TOTAL JUST VALUE		410,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009358	REPAIR/RRF	20,679	12/01/2018
P09119	OTHER	0	03/01/2005
B14639	NEW CONSTR	175,574	02/01/2005
E14446	ELEC OTHER	1,000	02/01/2005
R07275	REPAIR/RRF	2,500	02/01/2005
W00349	XFOB	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1828	10/09/2013	SW	Q	I	02	171,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WITCHER JOHN L & CL						
1825/0786	11/16/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W3 UOP=[YR=2015] W15 USP=[YR=2014] W23 S16
BAS=[YR=2005] W2 N10 W19 S36 FGR=[YR=2005] S26 E21 N26 W21$
E21 S15 E9 FOP=[YR=2005] S4 E10 N4 W3 N2W4 S2 W3$ E3 N2 E4 S2
E12 S7 E13 N48 W41$ E23 N16$ S16 E15 N16$S16 E3 N16$.

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	100	0	0	1,867.00	SF	4.00	4.00	100	2005	2005	3	86	6,422	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 9,537

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	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