

LOT 12
IN OR 1976/467
EVERGREEN ESTATES PB 7/72

BECK CHAD A & CARROLYN N
54023 EVERGREEN TR
CALLAHAN, FL 32011

2024

37-1N-25-049E-0012-0000



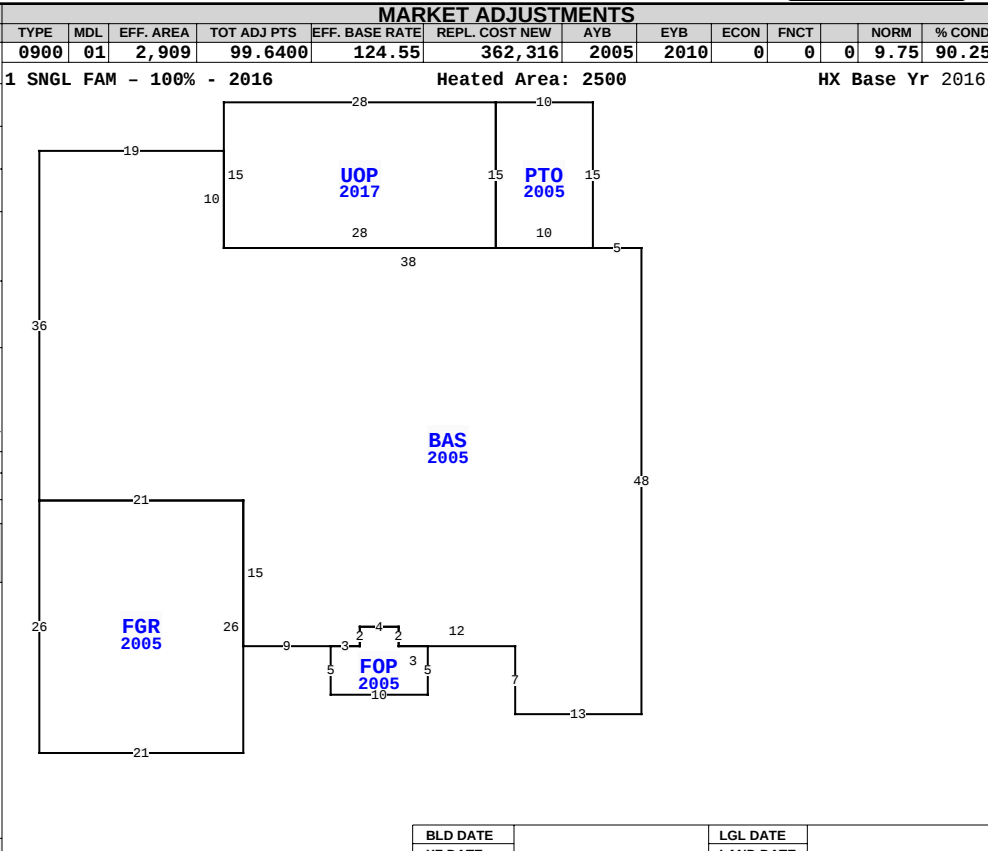
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	281,016
FGR	546	55	300	33,722
FOP	58	30	17	1,911
PTO	150	5	8	899
UOP	420	20	84	9,442
TOTALS	3,674		2,909	326,990

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,778.00	SF	4.00	4.00	
3	1127	BRICK 8"	0	100	30	4	120.00	SF	11.00	11.00	
4	0810	CONCRETE A	0	100	0	0	826.00	SF	6.50	6.50	
5	0862	POOL VINYL	0	100	40	16	640.00	SF	50.00	50.00	
6	0845	KOOL DECK	0	100	112	5	560.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
51,766											

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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	326,990		
TOTAL MARKET OB/XF VALUE	51,766		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	438,756		
SOH/AGL Deduction	185,428		
ASSESSED VALUE	253,328		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	203,328		
TOTAL JUST VALUE	438,756		
NCON VALUE	36,060		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	357,765		

VINYL POOL (16X40)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308661	VINYL POOL	67,000	07/06/2023
23002730	XFOB	17,550	02/28/2023
19006362	REPAIR/RRF	11,250	07/01/2019
B1632788	ADDITION	8,370	08/01/2016
M09296	MECH OTHER	0	02/01/2005
B0514338	NEW CONSTR	175,574	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1976/0467	4/10/2015	WD Q	I	01	215,000
GRANTOR: MICHAUD KENNETH G & C					
GRANTEE: BECK CHAD A & CAROL					
1854/0684	4/26/2013	WD Q	I	02	180,000
GRANTOR: FANNIE MAE					
GRANTEE: MICHAUD KENNETH G &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W5 PTO=[YR=2005] N15 W10 UOP=[YR=2017] W28 S15 E28 N15\$ S15 E10\$ W38 N10 W19 S36 FGR=[YR=2005] S26 E21 N26 W21\$ E21 S15 E9 FOP=[YR=2005] S5 E10 N5 W3 N2 W4 S2 W3\$ E3 N2 E4 S2 E12 S7 E13 N48 \$.											