LOT 14
IN OR 2219/580
EVERGREEN ESTATES PB 7/72

MITCHELL MENERIE S & DANIEL R
54181 EVERGREEN TRL
CALLAHAN, FL 32011

2024

37-1N-25-049E-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

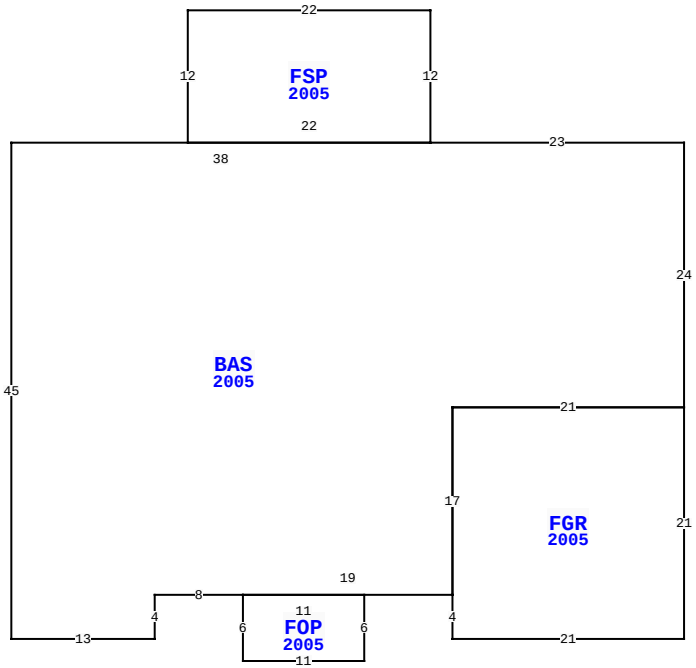
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	260,996
FGR	441	55	243	28,881
FOP	66	30	20	2,377
FSP	264	40	106	12,598
TOTALS	2,967		2,565	304,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,565	109.9200	137.40	352,431	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2019 Heated Area: 2196 HX Base Yr 2019



54181 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		304,853
TOTAL MARKET OB/XF VALUE		44,057
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		408,910
SOH/AGL Deduction		159,053
ASSESSED VALUE		249,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,857
TOTAL JUST VALUE		408,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631873	GARAGE	40,167	03/01/2016
M09428	MECH OTHER	0	03/01/2005
B0514339	NEW CONSTR	160,160	02/01/2005
E14276	ELEC OTHER	1,000	02/01/2005
P08900	OTHER	0	02/01/2005
R07080	REPAIR/RRF	2,845	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2219/0580	8/14/2018	WD	Q	I	01	289,000
GRANTOR: HAWKINS JASON L & ELI						
GRANTEE: MITCHELL MENERIE S						
2009/1864	10/19/2015	WD	Q	I	01	225,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: HAWKINS JASON L & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FSP=[YR=2005] N12 W22 S12 E22$ W38 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	100	0	0	2,238.00	SF	4.00	4.00	100	2005	2005	3	86	7,699	
2	0510	GARAGE WD-	0	100	0	0	900.00	SF	35.00	35.00	100	2016	2016	3	81	25,515	
3	0811	CONCRETE B	0	100	0	0	1,358.00	SF	5.20	5.20	100	2018	2018	3	97	6,850	
4	0476	VF 6 SBPL	0	100	0	0	114.00	LF	32.00	32.00	100	2018	2018	3	94	3,429	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 44,057

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