

WARREN JASON J & APRIL M
54271 EVERGREEN TRL
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Exterior Wall
Roof Structure
Roof Cover
Interior Wall
Interior Floor
Interior Floor
Air Condition
Heating Type
Bedrooms
Bathrooms

Frame Stories Units
BUD8 Adjustme Occupancy

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

17 CB STUCCO 50
30 VINYL 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
08 SHT VINYL 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2.5 100

03 MASONRY 100
2. 2. 100
0 100
06 DIST 1D 100
00 NONE 100

03 Quality Level 03
0100 SINGLE FAMILY
MKT AREA 08
8017.00

TOTALS3,783TOTAL ADJ AREASUBAREA MARKET VALUE

1,17910019931,179140,870
FGR44155199324329,034
FOP150301993455,377
FUS8911001993891106,459
PTO60052012303,585
UOP180202012364,301
USP34230199410312,307

BLD DATE03/03/2023NW
XF DATELGL DATE
INC DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDADJ OB/XF MKT VALUENOTES

10510GARAGE WD-010020511,020.00SF35.0035.00100196919693279,639
20810CONCRETE A010000440.00SF6.506.50100199019903571,630
30812CONCRETE C0100002,449.00SF4.004.00100200820083888,620
40504FP-ELECTRI0100001.00UT2,000.002,000.0010019721972331.2624

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0060,000.0060,000.0060,000REVIEW DATE 07/23/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900012,527102.7200135.59342,636197220000011.8888.12

1 SNGL FAM - 100% - 2019 Heated Area: 2070 HX Base Yr 2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE301,931
TOTAL MARKET OB/XF VALUE20,513
TOTAL LAND VALUE - MARKET60,000
TOTAL MARKET VALUE382,444
SOH/AGL Deduction228,379
ASSESSED VALUE154,065
TOTAL EXEMPTION VALUEHX HB DX55,722
BASE TAXABLE VALUE98,343
TOTAL JUST VALUE382,444
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE368,591

SAMPLE DATA

PERMIT NUMDESCRIPTIONAMTISSUED

21002536REPAIR/RRF23,25803/03/2021
21001368REPAIR/RRF6,70002/05/2021
18002277REPAIR/RRF9,60003/01/2018
4094ADDITION3,50005/13/1987

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

2192/07084/20/2018WDQI01240,000

GRANTOR: HAAG VENEISHA TRUSTEE
GRANTEE: WARREN JASON J & AP
1578/00767/22/2008QCQI01100
GRANTOR: HAAG DOMINIQUE L & VE
GRANTEE: HAAG VENEISHA TRUST

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2012] W25 BAS=[YR=1993] W13 UOP=[YR=2012] W12 S15 E12 N15\$ S15 W12 S17 USP=[YR=1994] W18 S19 E18 N19\$ S19 E29 FGR=[YR=1993] E21 N21 FOP=[YR=1993] N6 W25 S6 E25\$ W21 S21 \$ N21 W4 N30\$ S24 E25 N24\$ PTR=N30 FUS=[YR=1993] N27 W33 S27 E33\$ S30\$.