PT WILLIAM GIBSON GRANT
IN OR 1578/79

HAAG DOMINIQUE L & VENEISHA REV LVG TRUST/HAAG VEN
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2025

37-1N-25-0000-0010-0300

BUILDING CHARACTERISTICS

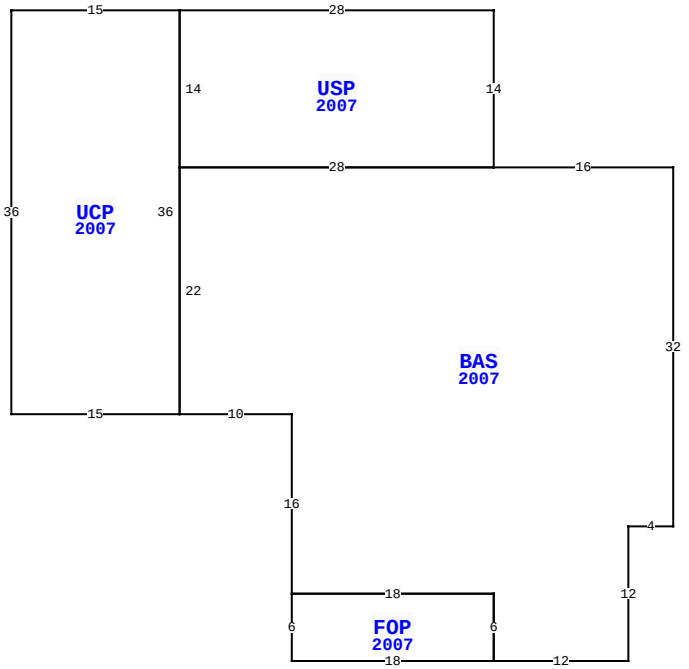
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2007	1,560	202,707
FOP	108	30	2007	32	4,158
UCP	540	20	2007	108	14,034
USP	392	30	2007	118	15,333
TOTALS	2,600			1,818	236,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,818	107.0000	141.24	256,774	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1560 HX Base Yr



BLD DATE	09/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

54311 EVERGREEN TRL, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	236,232
TOTAL MARKET OB/XF VALUE	10,445
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	296,677
SOH/AGL Deduction	96,288
ASSESSED VALUE	200,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,389
TOTAL JUST VALUE	296,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18281	ELEC OTHER	2,000	11/01/2006
M12263	MECH OTHER	0	11/01/2006
P11658	OTHER	0	10/01/2006
C18559	CO ISSUED	0	09/01/2006
B18559	NEW CONSTR	120,000	09/01/2006
R09742	REPAIR/RRF	3,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/0079	7/22/2008	QC	Q	I	06	100
GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG VENEISHA TRUST						
1564/1776	5/05/2008	QC	Q	I	01	220,000
GRANTOR: HAAG LOUIS & ELIANE E						
GRANTEE: HAAG DOMINIQUE & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 USP=[YR=2007] N14 W28 UCP=[YR=2007] W15 S36 E15 N36$ S14 E28$ W28 S22 E10 S16 FOP=[YR=2007] S6 E18 N6 W18$ E18 S6 E12 N12 E4 N32$.

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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	2012	2012	3	50	2,400	
2	0811	CONCRETE B	0	0	0	0	1,758.00	SF	5.20	5.20	100	2008	2008	3	88	8,045	

LAND DESCRIPTION

TOTAL OB/XF 10,445

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	RES	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS