LOT 2
IN OR 1312/1507
EVERGREEN ESTATES PB 7/72

GUSTAFSON JAMES C & SANDRA L
54176 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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

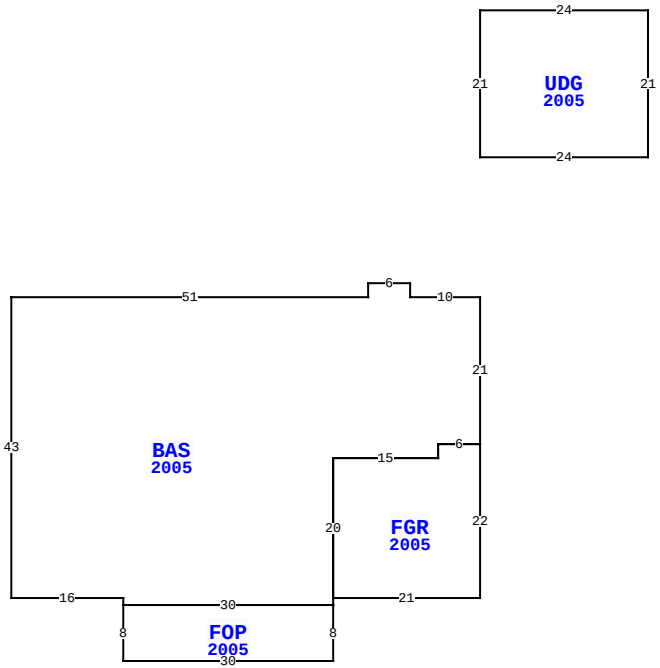
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,491	100	2005	2,491	280,162
FGR	432	55	2005	238	26,768
FOP	240	30	2005	72	8,098
UDG	504	55	2005	277	31,154
TOTALS	3,667			3,078	346,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,078	99.3600	131.16	403,710	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2491 HX Base Yr 2006



54176 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		346,181
TOTAL MARKET OB/XF VALUE		37,568
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		443,749
SOH/AGL Deduction		231,954
ASSESSED VALUE		211,795
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,073
TOTAL JUST VALUE		443,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19901	SWIM POOL	35,400	05/01/2007
B15952	GARAGE	22,900	09/01/2005
R8168	REPAIR/RRF	1,200	09/01/2005
M0509110	MECH OTHER	0	02/01/2005
E0414034	ELEC OTHER	1,000	12/01/2004
R046973	REPAIR/RRF	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1507	4/27/2005	WD	Q	I		242,900

GRANTOR: KENNETH GREENE CONTRA
GRANTEE: GUSTAFSON JAMES C &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 N2 W6 S2 W51 S43 E16 S1 FOP=[YR=2005] S8 E30 N8 W30$ E30 N1 FGR=[YR=2005] E21 N22 W6S2 W15 S20$ N20 E15 N2 E6 N21$ PTR=N20 UDG=[YR=2005] N21 E24 S21 W24$ S20$.

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	1,881.00	SF	4.00	4.00	100	2005	2005	3	84	6,320	
2	0811	CONCRETE B	0	100	0	0	828.00	SF	5.20	5.20	100	2006	2006	3	86	3,703	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	44	15,708	
4	0855	CONC PAVER	0	100	0	0	857.00	SF	10.00	10.00	100	2007	2007	3	87	7,456	
5	0855	CONC PAVER	0	100	0	0	156.00	SF	7.00	7.00	100	2007	2007	3	87	950	
6	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2007	2007	3	27	1,011	
7	0462	ST/AL FNC	0	100	0	0	456.00	SF	10.00	10.00	100	2007	2007	3	44	2,006	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2007	2007	3	69	414	

LAND DESCRIPTION

TOTAL OB/XF 37,568

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	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 07/30/2025 BY SYS