LOT 5
IN OR 2221/264
EVERGREEN ESTATES PB 7/72

RYAN THOMAS P
54102 EVERGREEN TRIAL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

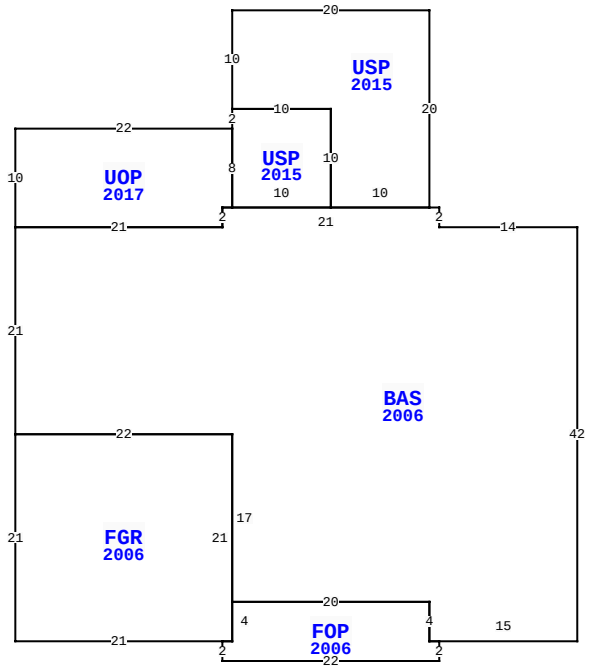
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,896	100	2006	1,896	256,143
FGR	462	55	2006	254	34,315
FOP	124	30	2006	37	4,999
UOP	218	20	2017	44	5,944
USP	100	30	2015	30	4,053
USP	300	30	2015	90	12,159
TOTALS	3,100			2,351	317,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,351	110.6420	146.05	343,364	2006	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2019 Heated Area: 1896 HX Base Yr 2019



54102 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		329,524
TOTAL MARKET OB/XF VALUE		55,358
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		444,882
SOH/AGL Deduction		151,196
ASSESSED VALUE		293,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,964
TOTAL JUST VALUE		444,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2210604	REPAIR/RRF	14,755	11/01/2022
B1530581	SWIM POOL	34,802	06/01/2015
B21826	REMODEL	1,400	08/01/2008
R11008	REPAIR/RRF	1,000	02/01/2008
B20985	DET GARAGE	19,008	01/01/2008
E15985	ELEC OTHER	1,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/0264	8/27/2018	WD	Q	I	01	282,000
GRANTOR: DRIGGERS DAMON M & LO						
GRANTEE: RYAN THOMAS P						
1283/1231	12/23/2004	WD	Q	V		40,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: DRIGGERS DAMON M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W14 N2 W1 W21 S2 W21 S21 E22 S17 E20 S4 E15 N42 $
FGR=[YR=2006;ORIG=-57,21] S21 E21 E1 N21 W22 $
USP=[YR=2015;ORIG=-15,-2] N20 W20 S10 E10 S10 E10 $
UOP=[YR=2017;ORIG=-35,-10] W22 S10 E21 N2 E1 N8 $
FOP=[YR=2006;ORIG=-36,42] S2 E22 N2 W1 N4 W20 S4 W1 $
USP=[YR=2015;ORIG=-35,-12] S2 S8 E10 N10 W10 $
.

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	1,700.00	SF	4.00	4.00	100	2006	2006	3	86	5,848	
2	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	2007	2007	3	87	967	
3	0810	CONCRETE A	0	100	0	0	768.00	SF	6.50	6.50	100	2013	2013	3	93	4,643	
4	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2015	2015	3	75	30,600	
5	0855	CONC PAVER	0	100	0	0	1,159.00	SF	10.00	10.00	100	2015	2015	3	95	11,011	
6	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2015	2015	3	95	556	
7	0680	POLE SHED	0	100	11	21	231.00	SF	10.00	10.00	100	2015	2015	3	75	1,733	

LAND DESCRIPTION

TOTAL OB/XF 55,358

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

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

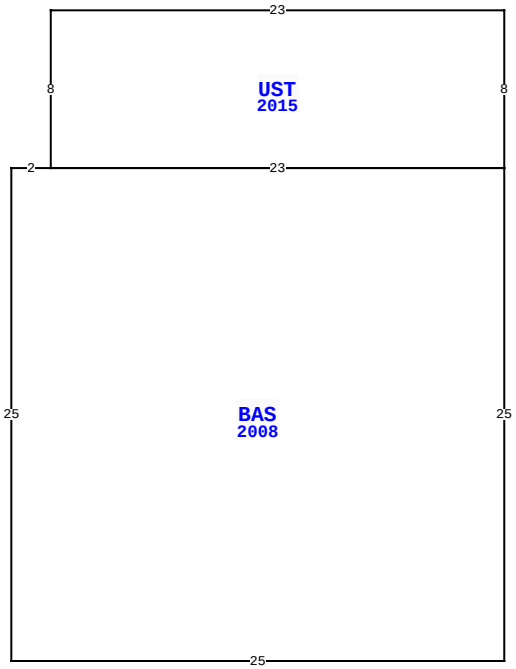
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	625	100	2008	625	10,515
UST	184	45	2015	83	1,396
TOTALS	809			708	11,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	708	58.3000	21.57	15,272	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2019 Heated Area: 625 HX Base Yr 2019



54102 EVERGREEN TRL, CALLAHAN

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TOTAL JUST VALUE		444,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10535	MECH OTHER	0	10/01/2005
B15913	NEW CONSTR	145,000	08/01/2005
R08134	REPAIR/RRF	2,500	08/01/2005
WL400	WELL	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/0264	8/27/2018	WD	Q	I	01	282,000
GRANTOR: DRIGGERS DAMON M & LO						
GRANTEE: RYAN THOMAS P						
1283/1231	12/23/2004	WD	Q	V		40,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: DRIGGERS DAMON M &						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2015] W23 S8 BAS=[YR=2008] W2 S25 E25 N25 W23$ E23 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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