

SHEPHERD ROBERT & MARTHA L
54064 EVERGREEN TRAIL
CALLAHAN, FL 32011

37-1N-25-049E-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2003

FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

08

SHT VINYL 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2 100
WOOD FRAME 100

Stories
Units
Occupancy

1.00

1. 100
0 100
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

2,196

100

2005

2,196

255,326

FGR

441

55

2005

243

28,253

FOP

66

30

2005

20

2,326

USP

200

30

2006

60

6,976

TOTALS

2,903

2,519

292,880

EXTRA FEATURES

L N

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

00

00

00

1,498.00

SF

4.00

4.00

100

2005

2005

3

84

5,033

2

0510

GARAGE WD-

0

0

4230

1,260.00

SF

35.00

35.00

100

2016

2016

3

78

34,398

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

00006

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,519

102.7200

135.59

341,551

2005

2005

0

0

14.25

85.75

1 SNGL FAM - 0% - 0

Heated Area: 2196

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54064 EVERGREEN TRL, CALLAHAN

11 FOP 2005

20 USP 2006

24 BAS 2005

21 FGR 2005

TOTAL OB/XF

39,431

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

292,880

39,431

60,000

392,311

67,231

325,080

0

325,080

392,311

0

380,650

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1632730

GARAGE

56,234

07/01/2016

B21825

REMODEL

1,400

08/01/2008

M09509

MECH OTHER

0

03/01/2005

P09117

NEW CONSTR

157,960

03/01/2005

B14595

NEW CONSTR

157,960

02/01/2005

E14405

ELEC OTHER

1,000

02/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1824/1944

11/06/2012

WD Q

I

02

120,000

GRANTOR: VYSTAR CREDIT UNION

GRANTEE: SHEPHERD ROBERT & M

1788/0578

4/13/2012

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: VYSTAR CREDIT UNION

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 USP=[YR=2006] N10 W20 S10 E20\$ W37 S45 E13 N4 E8 FOP=[YR=2005] S6 E11 N6 W11\$ E19 FGR=[YR=2005] S4 E21 N21 W21 S17\$ N17 E21 N24\$.