LOT 7
EVERGREEN ESTATES PB 7/72

CANFIELD JAMES RALPH & KELLEY JO
54042 EVERGREEN TL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0007-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

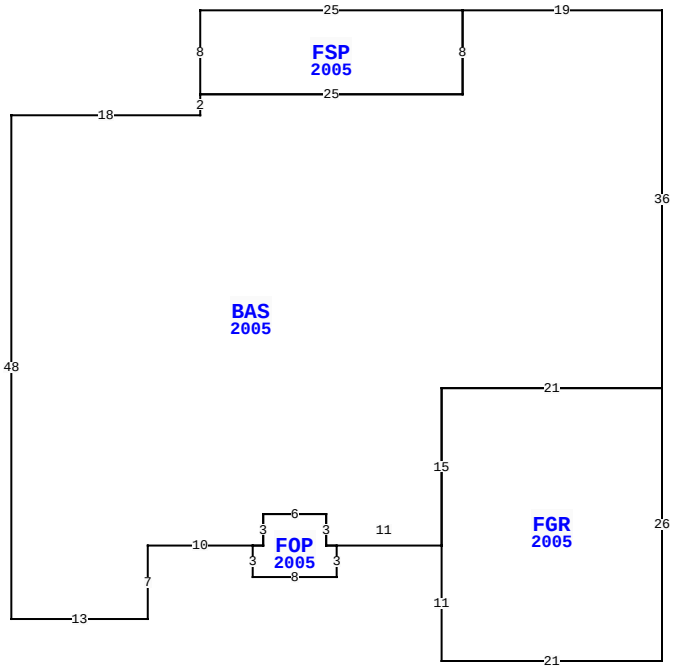
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2005	2,540	313,101
FGR	546	55	2005	300	36,981
FOP	42	30	2005	13	1,602
FSP	200	40	2005	80	9,861
TOTALS	3,328			2,933	361,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,933	104.3400	137.73	403,962	2005	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 2540 HX Base Yr 2024



54042 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		375,446
TOTAL MARKET OB/XF VALUE		75,806
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		511,252
SOH/AGL Deduction		126,355
ASSESSED VALUE		384,897
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		329,175
TOTAL JUST VALUE		511,252
NCON VALUE		28,647
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006461	DETACHED GARAGE	38,514	05/30/2024
17006904	REPAIR/RRF	79,000	11/01/2017
B1428946	SWIM POOL	47,000	06/01/2014
M09508	MECH OTHER	0	03/01/2005
B14498	NEW CONSTR	180,418	02/01/2005
E14407	ELEC OTHER	1,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1784	7/27/2023	QC	U	I	11	100
GRANTOR: CANFIELD JAMES RALPH						
GRANTEE: CANFIELD JAMES RALP						
2637/1857	5/10/2023	WD	Q	I	01	570,000
GRANTOR: GODDARD RYEIN & MIRAN						
GRANTEE: CANFIELD JAMES RALP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FSP=[YR=2005] W25 S8 E25 N8$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15$ N15 E21 N36$.

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	1,768.00	SF	4.00	4.00	100	2005	2005	3	84	5,940	
2	0940	SHEDS/PORT	0	100	12	18	216.00	SF	30.00	30.00	100	2007	2007	3	27	1,750	
3	0855	CONC PAVER	0	100	0	0	564.00	SF	10.00	10.00	100	2014	2014	3	94	5,302	
4	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2014	2014	3	71	29,330	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	60	600	
6	0855	CONC PAVER	0	100	0	0	798.00	SF	10.00	10.00	100	2018	2018	3	97	7,741	
7	0462	ST/AL FNC	0	100	0	0	972.00	SF	10.00	10.00	100	2019	2019	3	87	8,456	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
9	0811	CONCRETE B	0	100	0	0	1,210.00	SF	5.20	5.20	100	2025	2024		100	6,292	
10	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	100	2025	2020		95	7,600	

TOTAL OB/XF 74,951

LAND DESCRIPTION

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 12/10/2024 BY TW 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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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Quality	06	Quality Level 06

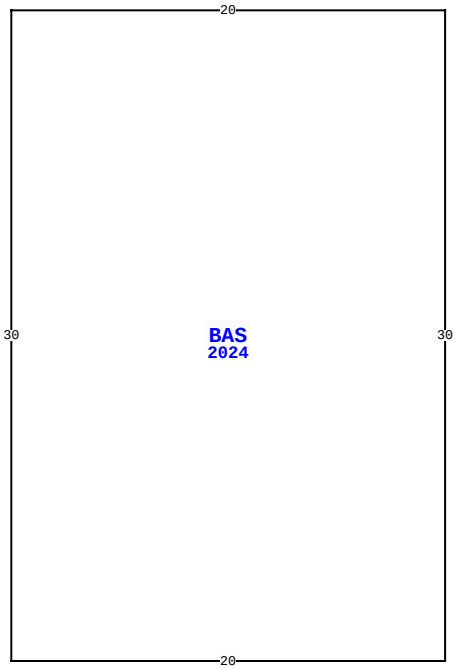
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2024	600	13,900
TOTALS	600			600	13,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 600 HX Base Yr 2024



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NCON VALUE		28,647
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09059	OTHER	0	02/01/2005
R07195	REPAIR/RRF	2,500	02/01/2005
W00348	XFOB	0	02/01/2005

SALES DATA

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GRANTOR: GODDARD RYEIN & MIRAN						
GRANTEE: CANFIELD JAMES RALP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S30 W20 N30 $
.

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
11	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2020		95	855	

LAND DESCRIPTION

TOTAL OB/XF 855

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 12/10/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS