

LOT 8
IN OR 1884/1828
EVERGREEN ESTATES PB 7/72

WITCHER JOHN L & CLAUDIA B
54012 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0008-0000



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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

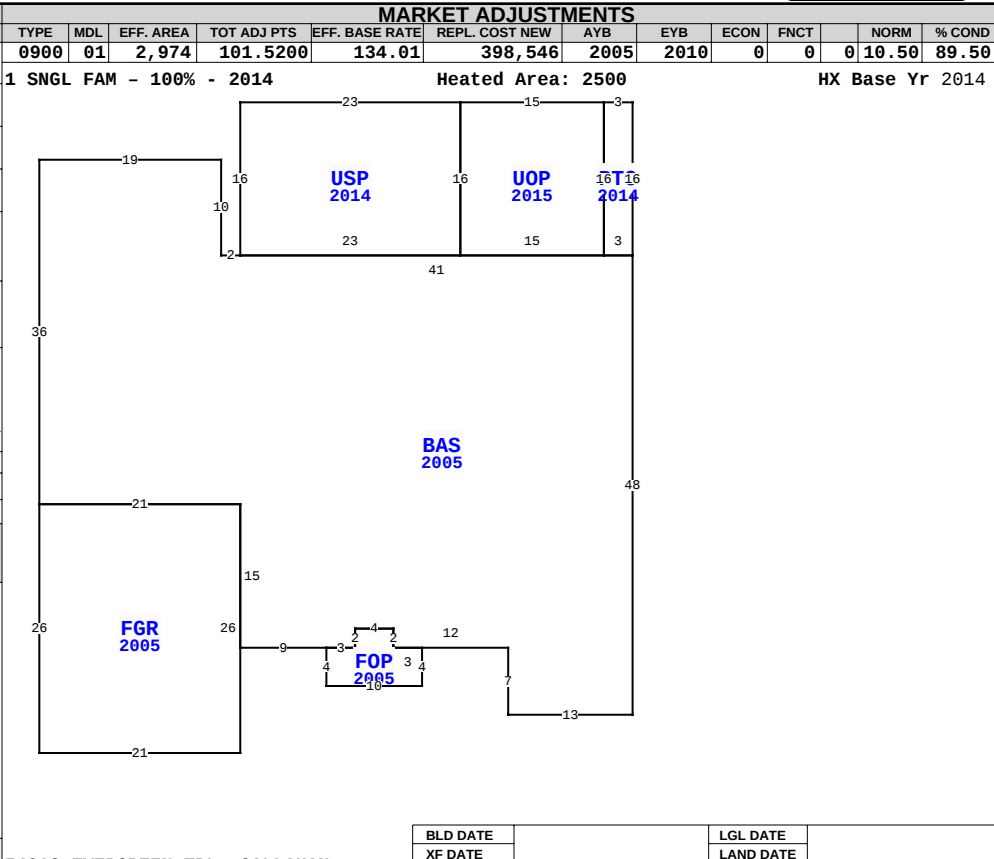
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	2005	2,500	299,847
FGR	546	55	2005	300	35,982
FOP	48	30	2005	14	1,679
PTO	48	5	2014	2	240
UOP	240	20	2015	48	5,757
USP	368	30	2014	110	13,193

TOTALS	3,750			2,974	356,699
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,867.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	



TOTAL OB/XF											
9,353											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	06/03/2024	BY	TWA	Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,974	101.5200	134.01	398,546	2005	2010	0	0	10.50	89.50

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	356,699
TOTAL MARKET OB/XF VALUE	9,353
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	426,052
SOH/AGL Deduction	225,610
ASSESSED VALUE	200,442
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	149,720
TOTAL JUST VALUE	426,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009358	REPAIR/RRF	20,679	12/01/2018
P09119	OTHER	0	03/01/2005
B14639	NEW CONSTR	175,574	02/01/2005
E14446	ELEC OTHER	1,000	02/01/2005
R07275	REPAIR/RRF	2,500	02/01/2005
W00349	XFOB	0	02/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1884/1828	10/09/2013	SW Q	I 02
171,000			
GRANTOR: FEDERAL NATIONAL MORT			
GRANTEE: WITCHER JOHN L & CL			
1825/0786	11/16/2012	CT U	I 18
100			
GRANTOR: CLERK OF COURT			
GRANTEE: FEDERAL NATIONAL MO			

BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2014] W3 UOP=[YR=2015] W15 USP=[YR=2014] W23 S16			
BAS=[YR=2005] W2 N10 W19 S36 FGR=[YR=2005] S26 E21 N26 W21\$			
E21 S15 E9 FOP=[YR=2005] S4 E10 N4 W3 N2W4 S2 W3\$ E3 N2 E4 S2			
E12 S7 E13 N48 W41\$ E23 N16\$ S16 E15 N16\$S16 E3 N16\$.			

TOTAL OB/XF											
9,353											