LOT 9
IN OR 1471/256
EVERGREEN ESTATES PB 7/72

MARTIN MICHAEL W & VICKI LYNN
54002 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0009-0000

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

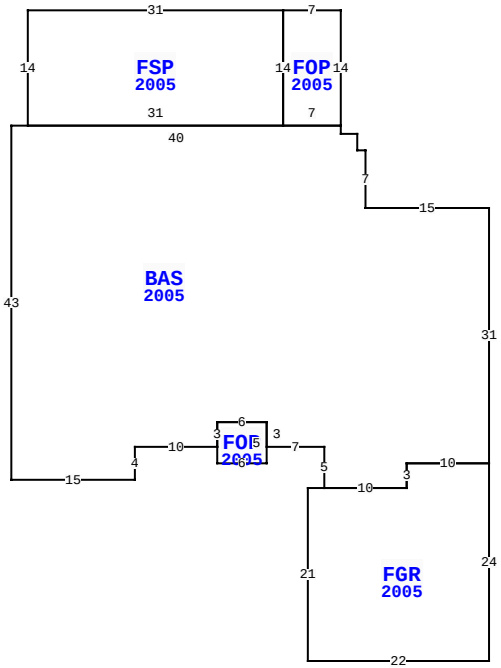
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,219	100	2005	2,219	269,282
FGR	492	55	2005	271	32,887
FOP	30	30	2005	9	1,092
FOP	98	30	2005	29	3,519
FSP	434	40	2005	174	21,116
TOTALS	3,273			2,702	327,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,702	102.7200	135.59	366,364	2005	2010	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2006 Heated Area: 2219 HX Base Yr 2006



54002 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		327,896
TOTAL MARKET OB/XF VALUE		8,436
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		396,332
SOH/AGL Deduction		225,071
ASSESSED VALUE		171,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,539
TOTAL JUST VALUE		396,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007791	REPAIR/RRF	0	10/01/2018
B16727	SCRN RM	14,940	12/01/2005
E16463	ELEC OTHER	500	12/01/2005
M0509681	H/AC	0	05/01/2005
P09120	OTHER	0	03/01/2005
B14642	NEW CONSTR	159,076	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/0256	1/11/2007	QC	Q	I	01	100
GRANTOR: MARTIN MICHAEL W						
GRANTEE: MARTIN MICHAEL W &						
1334/0254	7/18/2005	WD	Q	I		224,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: MARTIN MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N7 W1 N2 W2 N1 FOP=[YR=2005] N14 W7
FSP=[YR=2005] W31 S14 E31 N14$ S14 E7$ W40 S43 E15 N4 E10
FOP=[YR=2005] S2 E6 N5 W6 S3$ N3 E6 S3 E7 S5 FGR=[YR=2005] W2
S21 E22 N24 W10 S3 W10$ E10 N3 E10 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,594.00	SF	4.00	4.00	100	2005	2005	3	84	5,356	

LAND DESCRIPTION

TOTAL OB/XF 8,436

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