LOT 10
IN OR 1313/198
EVERGREEN ESTATES PB 7/72

THORN MICHAEL E & JAMIE L
54001 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0010-0000

BUILDING CHARACTERISTICS

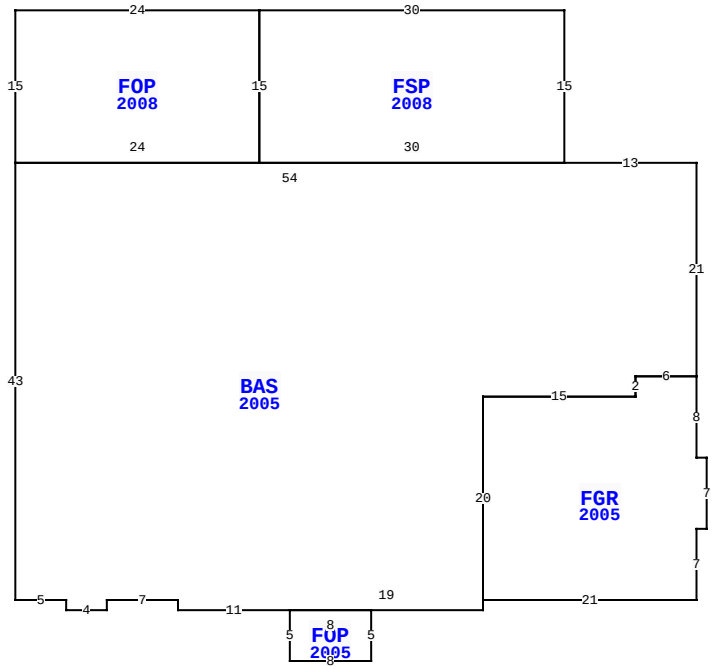
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,483	100	2005	2,483	274,089
FGR	439	55	2005	241	26,603
FOP	40	30	2005	12	1,325
FOP	360	30	2008	108	11,922
FSP	450	40	2008	180	19,869
TOTALS	3,772			3,024	333,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	97.5200	128.73	389,280	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2483 HX Base Yr 2006



54001 EVERGREEN TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		333,808
TOTAL MARKET OB/XF VALUE		23,227
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		417,035
SOH/AGL Deduction		229,397
ASSESSED VALUE		187,638
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,916
TOTAL JUST VALUE		417,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633442	GARAGE	18,745	11/01/2016
B21622	XFOB	16,465	07/01/2008
E21037	ELEC OTHER	350	07/01/2008
E0514141	ELEC OTHER	1,000	02/01/2005
M0509202	MECH OTHER	0	02/01/2005
P0408824	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0198	4/28/2005	WD	Q	I		246,200

GRANTOR: KENNETH GREENE CONTRA

GRANTEE: THORN MICHAEL E & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2008] N15 W30 FOP=[YR=2008] W24 S15 E24 N15$ S15 E30$ W54 S43 E5 S1 E4 N1 E7 S1 E11 FOP=[YR=2005] S5 E8 N5 W8$E19 N1 FGR=[YR=2005] E21 N7 E1 N7 W1N8 W6 S2 W15 S20$ N20 E15 N2 E6 N21$.

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	2,746.00	SF	4.00	4.00	100	2005	2005	3	84	9,227	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	78	10,920	

LAND DESCRIPTION

TOTAL OB/XF 23,227

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