LOT 11
EVERGREEN ESTATES PB 7/72

BLUHM JASON J
54009 EVERGREEN TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-049E-0011-0000

BUILDING CHARACTERISTICS

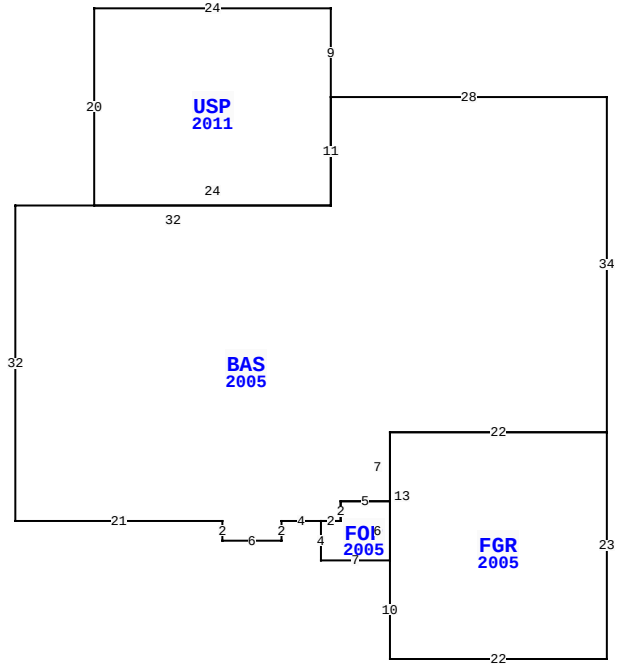
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,032	100	2005	2,032	245,527
FGR	506	55	2005	278	33,591
FOP	38	30	2005	11	1,329
USP	480	30	2011	144	17,400
TOTALS	3,056			2,465	297,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,465	106.7520	140.91	347,343	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2025 Heated Area: 2032 HX Base Yr 2025



54009 EVERGREEN TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		297,847
TOTAL MARKET OB/XF VALUE		12,292
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		370,139
SOH/AGL Deduction		0
ASSESSED VALUE		370,139
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		314,417
TOTAL JUST VALUE		370,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17781	ADDITION	13,375	10/31/2006
E0514140	ELEC OTHER	1,000	02/01/2005
M0509201	MECH OTHER	0	02/01/2005
P08875	OTHER	1,000	02/01/2005
R047029	REPAIR/RRF	2,100	12/01/2004
B0414267	NEW CONSTR	146,670	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2277/1709	5/24/2019	WD	Q	I	01	259,000
GRANTOR: OWEN DAVID A						
GRANTEE: BLUHM JASON J						
2071/0391	8/26/2016	WD	U	I	11	100
GRANTOR: CONNAHEY TIMOTHY C &						
GRANTEE: OWEN DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 USP=[YR=2011] N9 W24 S20 E24 N11$ S11 W32 S32 E21 S2 E6 N2 E4 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S10 E22 N23 W22 S13$ N6 W5 S2 W2$ E2 N2 E5 N7 E22 N34$.

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	1,170.00	SF	4.00	4.00	100	2005	2005	3	84	3,931	
3	0811	CONCRETE B	0	100	0	0	1,047.00	SF	5.20	5.20	100	2018	2018	3	97	5,281	

LAND DESCRIPTION

TOTAL OB/XF 12,292

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