

IN OR 2192/708
EX 10-14 10-15 10-16 & 10-21
EX 10-23 10-24 10-25 & 10-26

WARREN JASON J & APRIL M
54271 EVERGREEN TRL
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

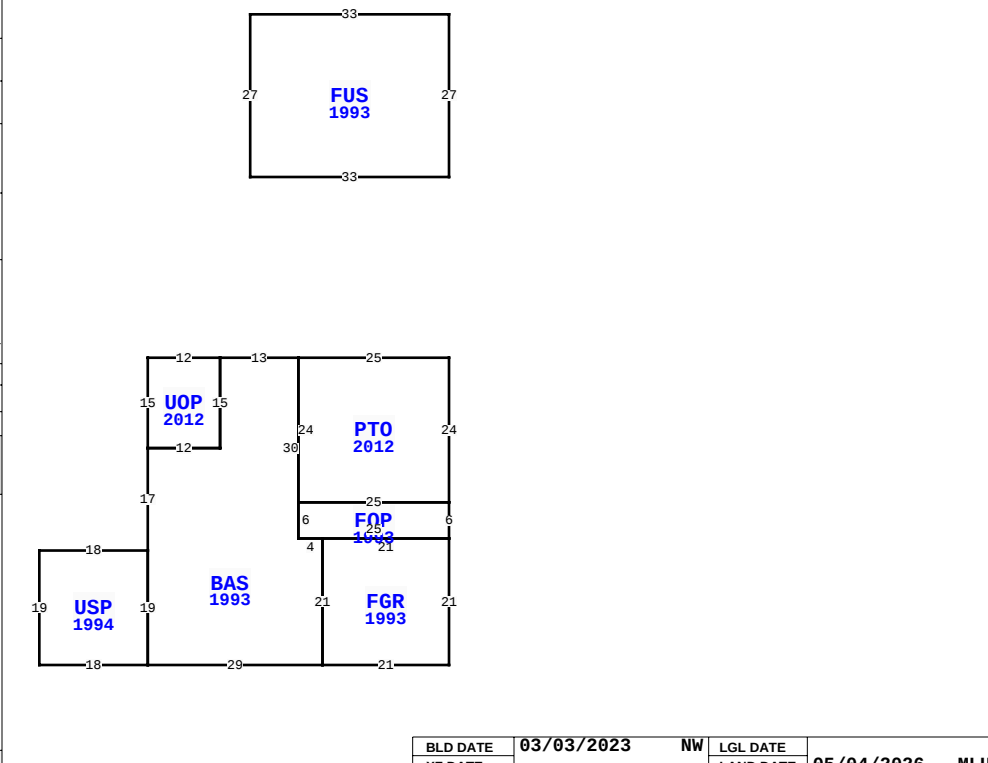
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100	1993	1,179	135,218
FGR	441	55	1993	243	27,870
FOP	150	30	1993	45	5,161
FUS	891	100	1993	891	102,188
PTO	600	5	2012	30	3,441
UOP	180	20	2012	36	4,129
USP	342	30	1994	103	11,813
TOTALS	3,783			2,527	289,819

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	20	51	1,020.00	SF	35.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,527	107.8560	149.92	378,848	1972	1972	0	0
1 SNGL FAM 100% - 2019 Heated Area: 2070 HX Base Yr 2019									



TOTAL OB/XF									
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE	BLD DATE
03/03/2023			03/03/2023			03/03/2023			03/03/2023
54271 EVERGREEN TRL, CALLAHAN									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					289,819				
TOTAL MARKET OB/XF VALUE					9,898				
TOTAL LAND VALUE - MARKET					61,000				
TOTAL MARKET VALUE					360,717				
SOH/AGL Deduction					202,492				
ASSESSED VALUE					158,225				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					101,814				
TOTAL JUST VALUE					360,717				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					382,444				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002536	REPAIR/RRF	23,258	03/03/2021
21001368	REPAIR/RRF	6,700	02/05/2021
18002277	REPAIR/RRF	9,600	03/01/2018
4094	ADDITION	3,500	05/13/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2192/0708	4/20/2018	WD	Q	I	01	240,000	
GRANTOR: HAAG VENEISHA TRUSTEE							
GRANTEE: WARREN JASON J & AP							
1578/0076	7/22/2008	QC	Q	I	01	100	
GRANTOR: HAAG DOMINIQUE L & VE							
GRANTEE: HAAG VENEISHA TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2012] W25 BAS=[YR=1993] W13 UOP=[YR=2012] W12 S15 E12 N15\$ S15 W12 S17 USP=[YR=1994] W18 S19 E18 N19\$ S19 E29 FGR=[YR=1993] E21 N21 FOP=[YR=1993] N6 W25 S6 E25\$ W21 S21 \$ N21 W4 N30\$ S24 E25 N24\$ PTR=N30 FUS=[YR=1993] N27 W33 S27 E33\$ S30\$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

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