

WOODLE MICHAEL R & KELLIE G
54230 EVERGREEN TRAIL
CALLAHAN, FL 32011

37-1N-25-049E-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD		20		FACE BRICK 100		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND	
Exterior Wall		03		03		GABLE/HIP 100		0900		01		2,982		106.0000		147.34		439,368		2005		2005		0		0		15.00		85.00	
Roof Structur		03		03		COMP SHNGL 100		1		SNGL FAM		100% - 2006		Heated Area: 2519		HX Base Yr 2006															
Roof Cover		05		05		DRYWALL 100																									
Interior Wall		14		14		CARPET 70																									
Interior Floo		08		08		SHT VINYL 30																									
Air Condition		03		03		CENTRAL 100																									
Heating Type		04		04		AIR DUCTED 100																									
Bedrooms		4		100		2		100																							
Bathrooms		02		WOOD FRAME 100																											
Stories		1.		1. 100																											
Units		00		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		2,519		100		2005		2,519		315,477																					
FGR		432		55		2005		238		29,807																					
FOP		212		30		2005		64		8,016																					
FOP		532		30		2007		160		20,038																					
PTO		20		5		2007		1		125																					
TOTALS		3,715						2,982		373,463																					
EXTRA FEATURES																															
L N		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	
4		0860		POOL/SPA		0 100		31 0		1.00		UT		50,000.00		50,000.00		100		2008		2008		04		85		42,500			
5		0910		SCRN RM L		0 100		38 29		1,102.00		SF		15.00		15.00		100		2011		2011		3		40		6,612			
6		0751		UOP		0 100		14 14		196.00		SF		10.00		10.00		100		2025		2020		03		87		1,705			

LOT 1
IN OR 1299/847
EVERGREEN ESTATES PB 7/72

WOODLE MICHAEL R & KELLIE G
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2026

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	900	100	2005	900	14,125
TOTALS	900			900	14,125

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	57.5000	22.42	20,178	2005	2005	0	0	0 30.00	70.00
2 GARAGE RES		100% - 2006		Heated Area: 900				HX Base Yr 2006			
BAS 2005											