

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

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

2026

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. 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	286,085
FGR	439	55	2005	241	27,768
FOP	40	30	2005	12	1,383
FOP	360	30	2008	108	12,443
FSP	450	40	2008	180	20,739

TOTALS 3,772 3,024 348,418

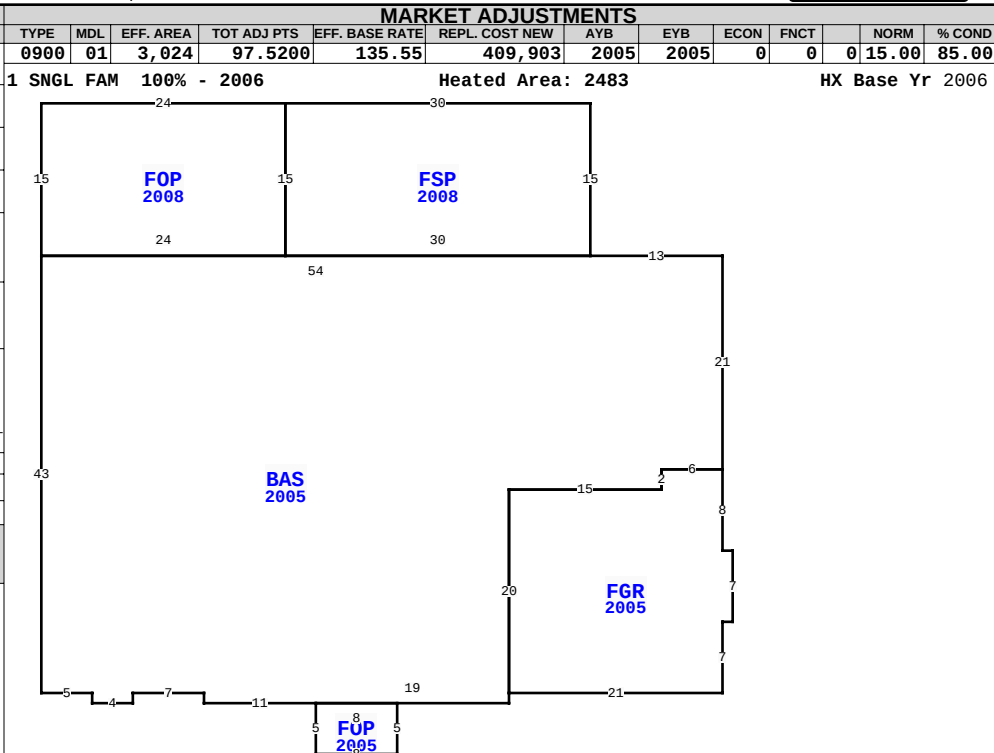
EXTRA FEATURES

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2016	2016	3	75	10,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	61,000.00	61,000.00	61,000							

REVIEW DATE 06/03/2024 BY TWA



54001 EVERGREEN TRL, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/04/2026 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				348,418	
TOTAL MARKET OB/XF VALUE				13,545	
TOTAL LAND VALUE - MARKET				61,000	
TOTAL MARKET VALUE				422,963	
SOH/AGL Deduction				230,259	
ASSESSED VALUE				192,704	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				141,293	
TOTAL JUST VALUE				422,963	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				417,035	

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 / V I / 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\$.

Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS