BLOCK 1 PT OF LOT 7 R568231
SEC 19-1N-25 PT OR 922/916
HILLS AT THOMAS CREEK PB 5/65

STEVENSON ANDREW J & CHARMEN J
P O BOX 1075
CALLAHAN, FL 32011-1075

2023

24-1N-24-0750-0001-0073

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

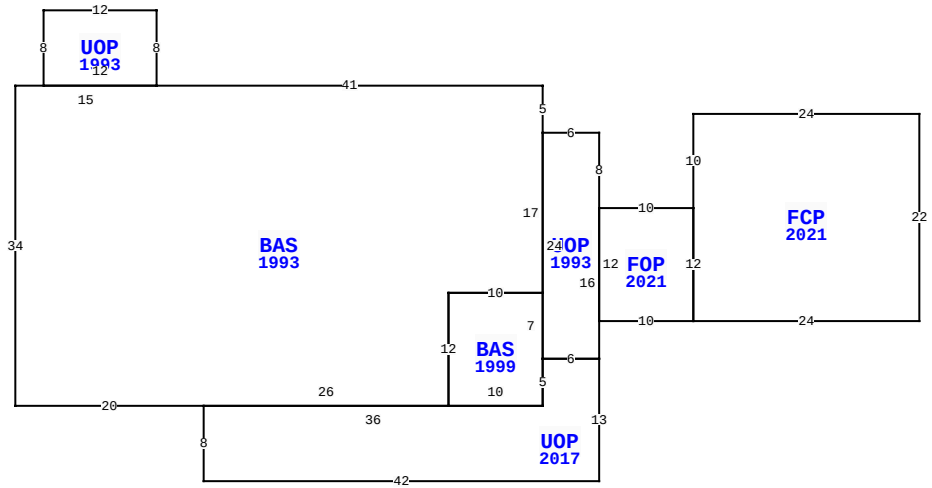
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	42,998
BAS	120	100	120	2,892
FCP	528	25	132	3,182
FOP	120	30	36	868
UOP	96	25	24	578
UOP	144	25	36	868
UOP	366	25	92	2,217
TOTALS	3,158		2,224	53,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,224	123.6000	80.34	178,676	1980	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1904 HX Base Yr 2001



43113 PARTRIDGE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,603
TOTAL MARKET OB/XF VALUE	55,419
TOTAL LAND VALUE - MARKET	88,020
TOTAL MARKET VALUE	197,042
SOH/AGL Deduction	90,726
ASSESSED VALUE	106,316
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	56,316
TOTAL JUST VALUE	197,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/0916	3/03/2000	WD	U	I	01	77,500
GRANTOR: STEVENSON YONNA D						
GRANTEE: STEVENSON ANDREW &						
0922/0914	3/03/2000	WD	U	V	06	10,700
GRANTOR: BURGESS ROBERT & BREN						
GRANTEE: STEVENSON YONNA D						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W24 S10 FOP=[YR=2021] W10 UOP=[YR=1993] N8 W6 BAS=[YR=1993] N5 W41 UOP=[YR=1993] N8 W12 S8 E12 $ W15 S34 E20 UOP=[YR=2017] S8 E42 N13 W6 BAS=[YR=1999] N7 W10 S12 E10 N5$ S5 W36$ E26 N12 E10 N17$ S24 E6 N16$ S12 E10 N12$ S12 E24 N22$.

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	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	1990	1990	3	20	3,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	0810	CONCRETE A	0	100	0	0	446.00	SF	6.50	6.50	100	1990	1990	3	62	1,797	
4	0350	CARPORT WD	0	100	20	16	320.00	SF	8.58	8.58	100	1997	1997	3	20	549	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2020	2020	3	95	33,915	
6	0845	KOOL DECK	0	100	0	0	610.00	SF	7.25	7.25	100	2020	2020	3	99	4,378	
7	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2010	2010	3	50	5,400	
8	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2020	2020	3	99	3,990	

LAND DESCRIPTION

TOTAL OB/XF 55,419

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	000115	C	SFR ACRES	100		OR	0.00	0.00	4.89	AC		1.00	1.00	1.00	18,000.00	18,000.00	88,020							

REVIEW DATE 02/14/2022 BY TWA Total Acres: 4.89 Total Land Value: 88,020 Market: 0 Agricultural: 0 Common: 88,020 PRINTED 08/02/2023 BY SYS