BLOCK 4 PT OF LOT 15 (S-1)
OR 539/9 R360161
HILLS AT THOMAS CREEK PB 5/65

STEVENSON ANTHONY J & CATHY
5217 LANNIE RD
JACKSONVILLE, FL 32218

2023

24-1N-24-0750-0004-0151

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

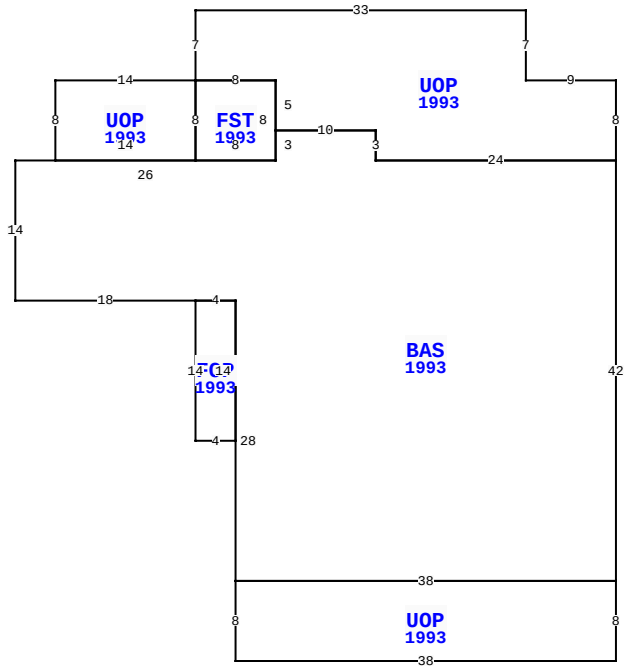
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06
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	1,934	100	1,934	70,411
FOP	56	30	17	619
FST	64	65	42	1,529
UOP	112	25	28	1,020
UOP	304	25	76	2,767
UOP	473	25	118	4,296
TOTALS	2,943		2,215	80,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,215	160.0300	104.02	230,404	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1934 HX Base Yr



43120 JEEPS TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	154,308
TOTAL MARKET OB/XF VALUE	7,785
TOTAL LAND VALUE - MARKET	96,512
TOTAL MARKET VALUE	258,605
SOH/AGL Deduction	45,438
ASSESSED VALUE	213,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,167
TOTAL JUST VALUE	258,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/0009	3/18/1988	WD	U	V	01	100

GRANTOR: STEVENSON ELVA S

GRANTEE: STEVENSON ANTHONY

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W9 N7 W33 S7 UOP=[YR=1993] W14 S8 E14 FST=[YR=1993] E8 N8 W8 S8 $ N8 $ E8 S5 BAS=[YR=1993] S3 W26 S14 E18 FOP=[YR=1993] S14 E4 N14 W4$ E4 S28 UOP=[YR=1993] S8 E38 N8 W38$ E38 N42 W24 N3 W10 $ E10 S3 E24 N8 $.

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
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	21.30	21.30	100	1987	1987	3	20	613	
4	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	1991	1991	3	64	2,196	
5	0200	BARN WD 0-	0	0	16	25	400.00	SF	15.00	15.00	100	1989	1989	3	20	1,200	
6	0510	GARAGE WD-	0	0	20	22	440.00	SF	35.00	35.00	100	1990	1990	3	20	3,080	
7	1242	WD DECK A	0	0	0	0	348.00	SF	10.00	10.00	100	1990	1990	3	20	696	

LAND DESCRIPTION

TOTAL OB/XF 7,785

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	7.54	AC		1.00	1.00	0.80	16,000.00	12,800.00	96,512							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 7.54 Total Land Value: 96,512 Market: 0 Agricultural: 0 Common: 96,512 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

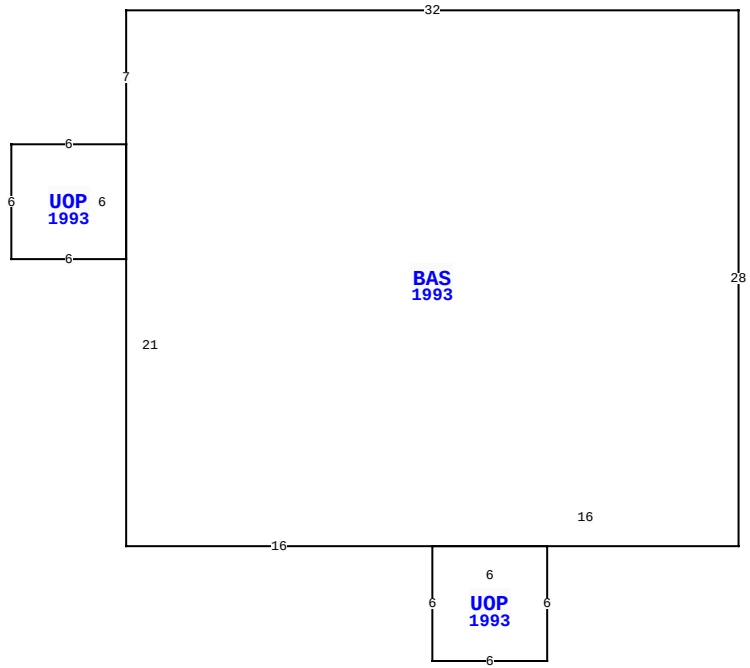
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	72,534
UOP	36	20	7	567
UOP	36	20	7	567
TOTALS	968		910	73,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	910	105.8400	95.52	86,923	1990	1990	0	0	0	15.25	84.75

2 SINGLE FAM – 0% - 0 Heated Area: 896 HX Base Yr



43120 JEEPS TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0539/0009	3/18/1988	WD	U	V	01	100

GRANTOR: STEVENSON ELVA S

GRANTEE: STEVENSON ANTHONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S7 UOP=[YR=1993] W6 S6 E6 N6$ S21 E16
UOP=[YR=1993] S6 E6 N6 W6$ E16 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2022 BY TWA Total Acres: 7.54 Total Land Value: 96,512 Market: 0 Agricultural: 0 Common: 96,512 PRINTED 08/02/2023 BY SYS