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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

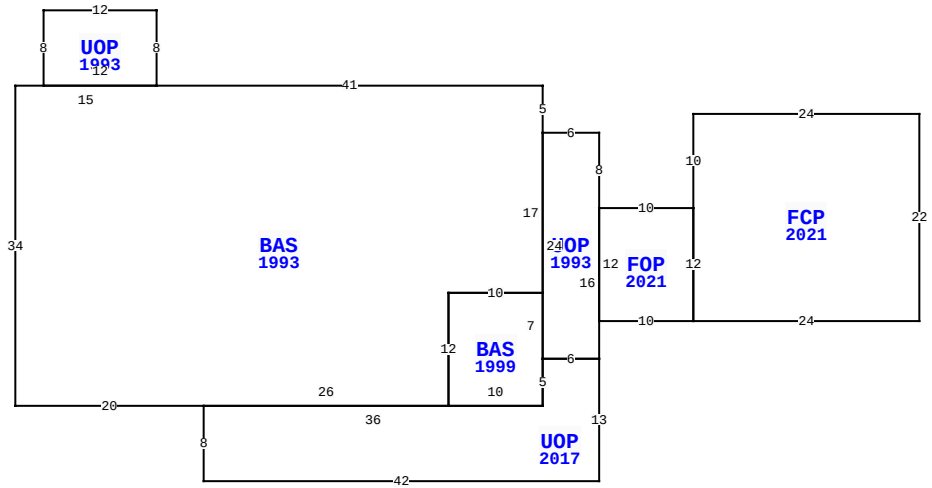
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	52,921
BAS	120	100	1999	120	3,560
FCP	528	25	2021	132	3,916
FOP	120	30	2021	36	1,068
UOP	96	25	1993	24	712
UOP	144	25	1993	36	1,068
UOP	366	25	2017	92	2,729
TOTALS	3,158			2,224	65,973

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	98.88	219,909	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	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,973
TOTAL MARKET OB/XF VALUE		52,184
TOTAL LAND VALUE - MARKET		146,700
TOTAL MARKET VALUE		264,857
SOH/AGL Deduction		152,176
ASSESSED VALUE		112,681
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,959
TOTAL JUST VALUE		264,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,769

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	Q	I	01	77,500
GRANTOR: STEVENSON YONNA D						
GRANTEE: STEVENSON ANDREW &						
0922/0914	3/03/2000	WD	Q	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	62	2,170	
3	0810	CONCRETE A	0	100	0	0	446.00	SF	6.50	6.50	100	1990	1990	3	57	1,652	
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	90	32,130	
6	0845	KOOL DECK	0	100	0	0	610.00	SF	7.25	7.25	100	2020	2020	3	98	4,334	
7	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2010	2010	3	40	4,320	
8	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2020	2020	3	98	3,949	

LAND DESCRIPTION

TOTAL OB/XF 52,184

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	000100	C	RES	100		OR	0.00	0.00	4.89	AC		1.00	1.00	1.00	30,000.00	30,000.00	146,700							

REVIEW DATE 02/14/2022 BY TWA Total Acres: 4.89 Total Land Value: 146,700 Market: 0 Agricultural: 0 Common: 146,700 PRINTED 07/30/2025 BY SYS