PT SW1/4 OF NE1/4
IN OR 2162/1869
1984 SEVI SW/MH

STEVENSON ANDREW J & CHARMEN K
PO BOX 1075
CALLAHAN, FL 32011

2025

30-1N-25-0000-0002-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

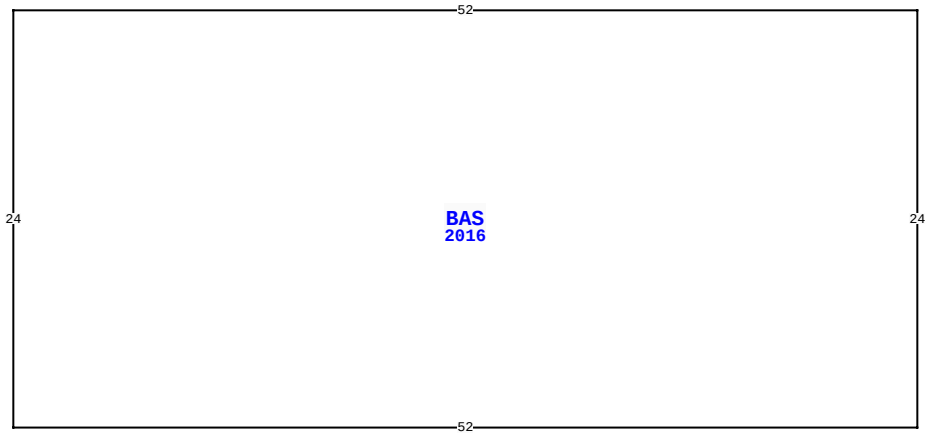
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2016	1,248	89,212
TOTALS	1,248			1,248	89,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	140.1600	119.14	148,687	2000	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1248 HX Base Yr



43051 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	162,909
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	214,809
SOH/AGL Deduction	14,560
ASSESSED VALUE	200,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,249
TOTAL JUST VALUE	214,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5186	CO ISSUED	0	08/20/2009
E21743	ELEC OTHER	0	04/01/2009
P13736	OTHER	0	04/01/2009
MH5186	MH MOVE-ON	0	04/01/2009
E21524	ELEC OTHER	0	01/01/2009
P10170	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1869	12/06/2017	WD	Q	I	01	97,000
GRANTOR: DAVIDSON NICK L & CAR						
GRANTEE: STEVENSON ANDREW J						
2135/1860	7/26/2017	SW	U	I	37	10,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: DAVIDSON NICK L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S24 E52 N24$.

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	0754	FOP	0	0	10	5	50.00	SF	15.00	15.00	100	1999	1999	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	0	0005	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS

PT SW1/4 OF NE1/4
IN OR 2162/1869
1984 SEVI SW/MH

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

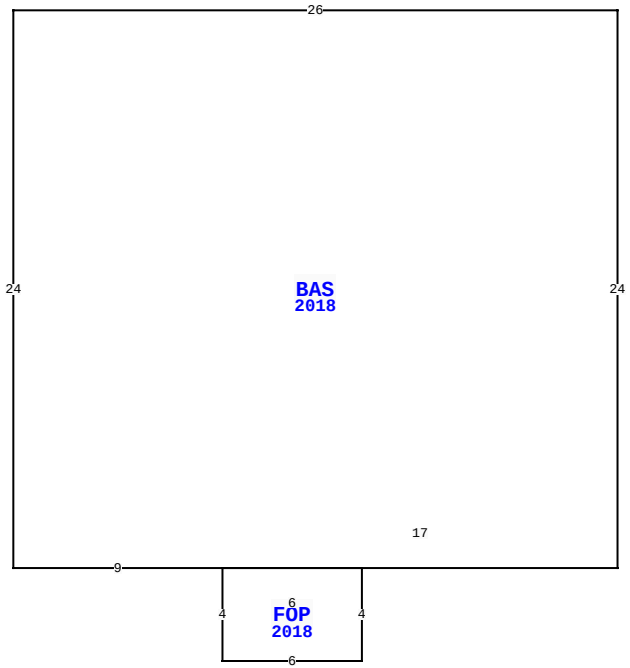
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2018	624	72,880
FOP	24	30	2018	7	818
TOTALS	648			631	73,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	631	119.7900	119.79	75,587	2018	2018	0	0	0	2.50	97.50

2 SINGLE FAM – 0% - 0 Heated Area: 624 HX Base Yr



43051 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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BASE TAXABLE VALUE	200,249
TOTAL JUST VALUE	214,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992693	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1869	12/06/2017	WD	Q	I	01	97,000
GRANTOR: DAVIDSON NICK L & CAR						
GRANTEE: STEVENSON ANDREW J						
2135/1860	7/26/2017	SW	U	I	37	10,000
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: DAVIDSON NICK L & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S24 E9 FOP=[YR=2018] S4 E6 N4 W6$ E17 N24$.

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 06/03/2024 BY TWA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS