

BLOCK 1 PT OF LOT 7
SEC 19-1N-25 PT OR 2810/40
HILLS AT THOMAS CREEK PB 5/65

STEVENSON ANDREW J & CHARMEN J L/E/
43113 PARTRIDGE TRL
CALLAHAN, FL 32011

2026

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



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
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DOR CODE	0200	MOBILE HOME
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MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	56,228
BAS	120	100	1999	120	3,782
FCP	528	25	2021	132	4,160
FOP	120	30	2021	36	1,135
UOP	96	25	1993	24	756
UOP	144	25	1993	36	1,135
UOP	366	25	2017	92	2,900

TOTALS	3,158			2,224	70,096
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0350	CARPORT WD	0	100	20	16	320.00	SF	13.00	13.00	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
7	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	100		OR	0.00	0.00	4.89	AC	1.00

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	105.06	233,653	1980	1980	0	0	0 70.00	30.00
1 M/H 93- 100% - 2001 Heated Area: 1904 HX Base Yr 2001											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/15/2026 MLU											

TOTAL OB/XF											
57,292											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		70,096	
TOTAL MARKET OB/XF VALUE		57,292	
TOTAL LAND VALUE - MARKET		136,920	
TOTAL MARKET VALUE		264,308	
SOH/AGL Deduction		148,585	
ASSESSED VALUE		115,723	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		64,312	
TOTAL JUST VALUE		264,308	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2810/40	8/19/2025	WD	U	I	11	100	
GRANTOR: STEVENSON ANDREW J &							
GRANTEE: HUDSON MEAGAN AUBRE							
0922/0916	3/03/2000	WD	Q	I	01	77,500	
GRANTOR: STEVENSON YONNA D							
GRANTEE: STEVENSON ANDREW &							

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\$.											