PT S1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2308/203
(EX OR 2310/1867)

STALVEY LIVING TRUST/STALVEY SHIRLEY F TRUSTEE
35019 LANCE ROAD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

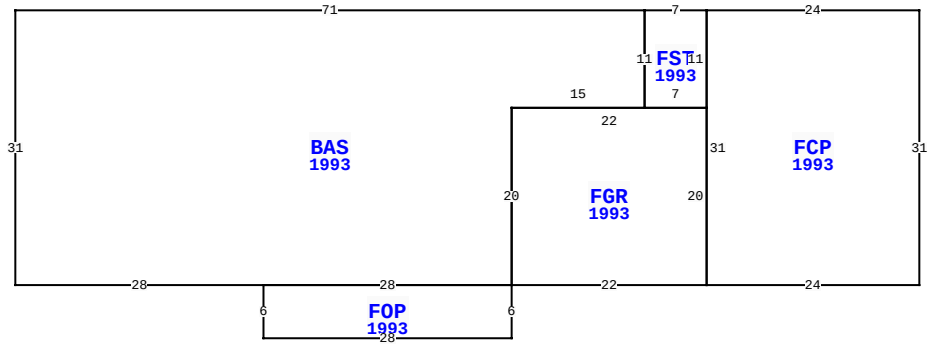
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	148,916
FCP	744	25	186	14,570
FGR	440	55	242	18,957
FOP	168	30	50	3,917
FST	77	55	42	3,290
TOTALS	3,330		2,421	189,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	95.2560	113.12	273,864	1972	1977	0	0	0	30.75	69.25

1 SNGL FAM – 100% - 2023 Heated Area: 1901 HX Base Yr



35019 LANCE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,651
TOTAL MARKET OB/XF VALUE		6,052
TOTAL LAND VALUE - MARKET		69,900
TOTAL MARKET VALUE		265,603
SOH/AGL Deduction		0
ASSESSED VALUE		265,603
TOTAL EXEMPTION VALUE	13	265,603
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		265,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000938	NEW CONSTR	278,835	01/31/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0203	9/07/2010	WD	U	I	11	100
GRANTOR: STALVEY JOHN H & SHIR						
GRANTEE: STALVEY LIVING TRUS						
1725/1622	9/07/2010	WD	U	I	11	100
GRANTOR: STALVEY JOHN H & SHIR						
GRANTEE: STALVEY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W24 FST=[YR=1993] W7 BAS=[YR=1993] W71 S31 E28FOP=[YR=1993] S6 E28 N6 W28$ E28 FGR=[YR=1993] E22N20 W22 S20$ N20 E15 N11$ S11 E7 N11$ S31 E24 N31$.

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	0681	POLE SHED	0	100	41	20	820.00	SF	15.00	15.00	100	1972	1972	3	20	2,460	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
3	0680	POLE SHED	0	100	28	20	560.00	SF	7.50	7.50	100	2000	2000	3	29	1,218	
4	0940	SHEDS/PORT	0	100	26	12	312.00	SF	20.10	20.10	100	1988	1988	3	20	1,254	

LAND DESCRIPTION

TOTAL OB/XF 6,052

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100			0.00	0.00	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.33 Total Land Value: 69,900 Market: 0 Agricultural: 0 Common: 69,900 PRINTED 08/02/2023 BY SYS