LOT 5
IN OR 1697/39
NASSAU VILLAGE 2 UNR

STALVEY LARRY D & PATRICIA K
54005 STALVEY MATTHEWS LANE
CALLAHAN, FL 32011

2023

37-1N-25-299B-0005-0000

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 90
Interior Wall	04	PLYWOOD 10
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	05	Quality Level 05

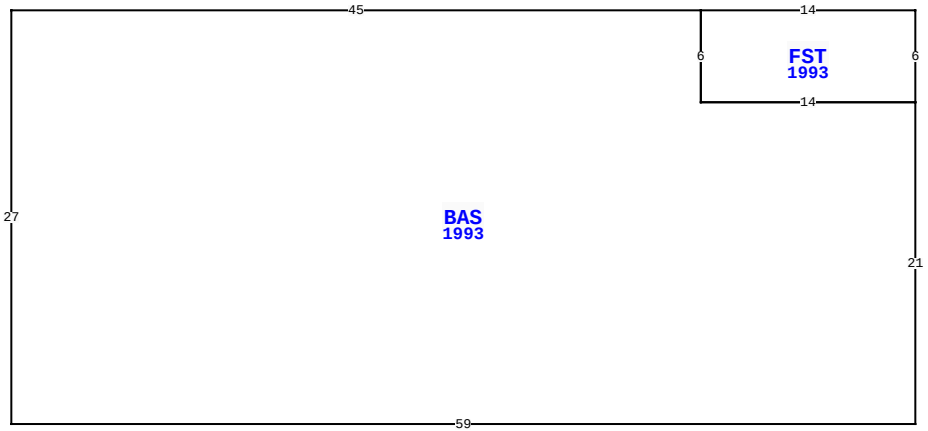
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1,509	138,566
FST	84	55	46	4,224
TOTALS	1,593		1,555	142,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,555	120.0540	108.35	168,484	1979	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 0% - 0 Heated Area: 1509 HX Base Yr



54526 VONTZ CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	142,790
TOTAL MARKET OB/XF VALUE	16,967
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	204,757
SOH/AGL Deduction	48,525
ASSESSED VALUE	156,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,232
TOTAL JUST VALUE	204,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007697	REPAIR/RRF	7,919	08/25/2020
B963503	GARAGE	7,495	02/01/1997
E963339	NEW CONSTR	400	02/01/1997
7493	REPAIR/RRF	1,750	08/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1697/0039	8/31/2010	WD	U	I	11	85,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: STALVEY LARRY D & P						
1678/0673	5/24/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W45 S27 E59 N21 W14 N6$ S 6 E14 N6$.

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	0811	CONCRETE B	0	0	64	10	640.00	SF	5.20	5.20	100	1984	1984	3	47	1,564	
2	0810	CONCRETE A	0	0	0	0	64.00	SF	6.50	6.50	100	1985	1985	3	49.5	206	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1986	1986	3	20	200	
6	0511	GARAGE CB-	0	0	20	20	400.00	SF	40.00	40.00	100	1997	1997	3	75	12,000	
7	0810	CONCRETE A	0	0	0	0	530.00	SF	6.50	6.50	100	2005	2005	3	87	2,997	

LAND DESCRIPTION

TOTAL OB/XF 16,967

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	SFR	0		RM	166.00	287.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/24/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS