TRACT 68
IN OR 1842/878
NASSAU VILLAGE WEST PB 5/23

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

2023

37-1N-25-299F-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

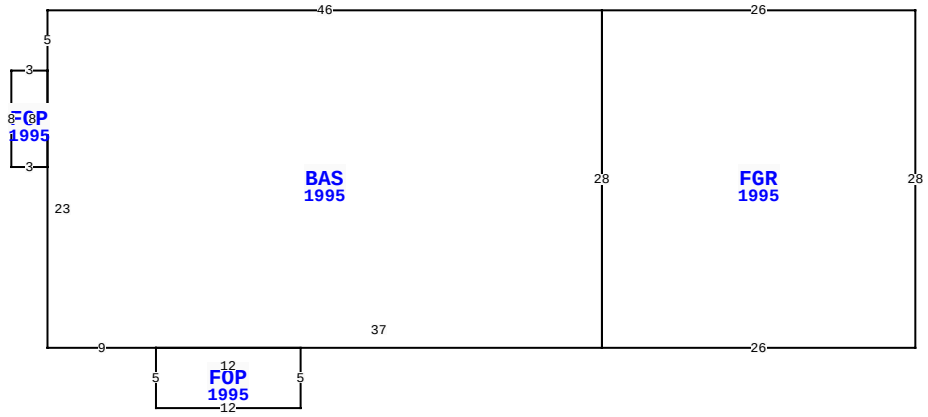
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,288	100	1,288	114,348
FGR	728	55	400	35,512
FOP	24	30	7	622
FOP	60	30	18	1,598
TOTALS	2,100		1,713	152,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	109.0000	98.37	168,508	1995	2002	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 0 Heated Area: 1288 HX Base Yr



540661 LEM TURNER RD, 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	152,078
TOTAL MARKET OB/XF VALUE	9,132
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	206,210
SOH/AGL Deduction	103,739
ASSESSED VALUE	102,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,471
TOTAL JUST VALUE	206,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428223	REMODEL	68,000	01/01/2014
B951731	NEW CONSTR	56,873	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/0878	2/22/2013	WD	Q	I	01	80,000
GRANTOR: REILLY MICHAEL J & SU						
GRANTEE: STALVEY LARRY D & P						
1131/0085	4/21/2003	WD	U	I	07	100
GRANTOR: BRIDGFORTH JERRY A &						
GRANTEE: REILLY MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W26 BAS=[YR=1995] W46 S5 FOP=[YR=1995] W3 S8 E3 N8$ S23 E9 FOP=[YR=1995] S5 E12 N5 W12$ E37 N28 $ S28 E26 N28$.

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
2	0812	CONCRETE C	0	0	0	0	2,390.00	SF	4.00	4.00	100	1996	1996	3	73	6,979	
3	0350	CARPORT WD	0	0	23	36	828.00	SF	13.00	13.00	100	1996	1996	3	20	2,153	

LAND DESCRIPTION

TOTAL OB/XF 9,132

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	150.00	291.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS