TRACT 27
IN OR 1453/1381
REPLAT OF GOVT LOT 9 UNR

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

2023

37-1N-25-299R-0027-0000

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	04	PLYWOOD 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
Quality	03	Quality Level 03

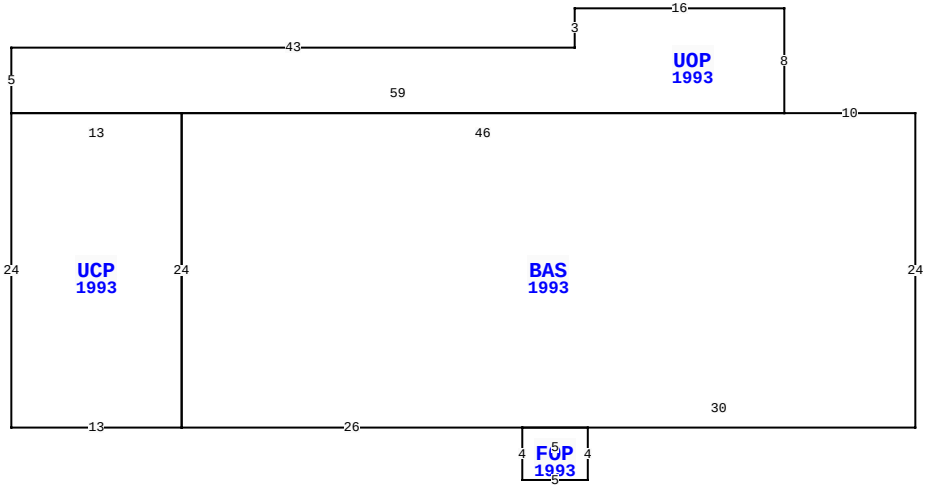
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,821
FOP	20	30	6	138
UCP	312	20	62	1,422
UOP	343	25	86	1,972
TOTALS	2,019		1,498	34,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,498	117.6000	76.44	114,507	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



54713 CHURCH 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	34,352
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,050
TOTAL MARKET VALUE	70,402
SOH/AGL Deduction	23,950
ASSESSED VALUE	46,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,452
TOTAL JUST VALUE	70,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8096	REMODEL	12,000	05/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/1381	10/19/2006	WD	Q	I		87,000
GRANTOR: MILLIGAN JANET PEARL						
GRANTEE: STALVEY PATRICIA K						
0298/0202	8/01/1979	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N8 W16 S3 W43 S5
UCP=[YR=1993] S24 E13 N24 W13 $ E59$ W46 S24 E26
FOP=[YR=1993] S4 E5 N4 W5$ E30 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 10/24/2017 BY KBX Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/02/2023 BY SYS