BLOCK 4 LOT 6
SHEFFIELD VILLAGE PB 5/28 & 29

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

2023

37-1N-25-299S-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	06	Quality Level 06

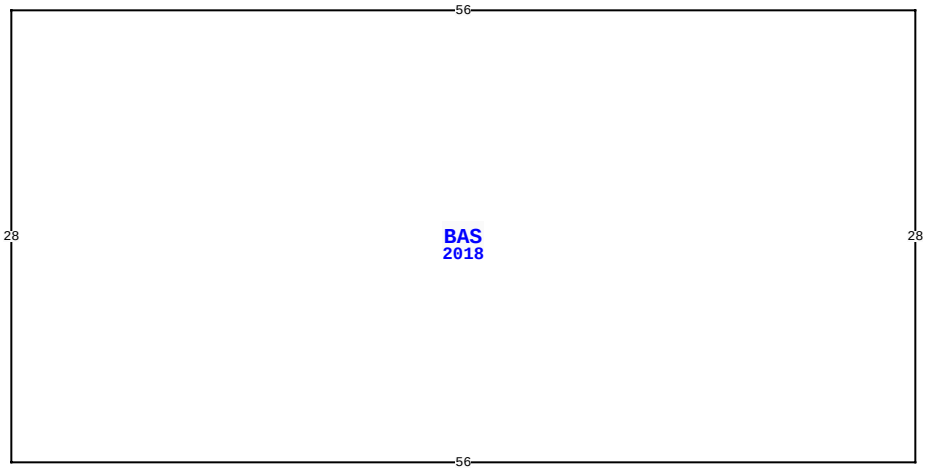
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	143,432
TOTALS	1,568		1,568	143,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,568	151.3200	98.36	154,228	2017	2017	0	0	0	7.00	93.00

1 MH 94NO RP – 0% - 0 Heated Area: 1568 HX Base Yr



54516 DORNBUSH 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	143,432
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	188,432
SOH/AGL Deduction	42,568
ASSESSED VALUE	145,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,864
TOTAL JUST VALUE	188,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004580	CO ISSUED	0	05/07/2018
18002594	MH MOVE-ON	0	04/01/2018
B23357	XFOB	14,314	03/01/2010
B23358	XFOB	3,787	03/01/2010
M14697	MECH OTHER	0	07/01/2009
P13831	OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1643/0166	10/06/2009	QC	U	I	11	100
GRANTOR: STALVEY LARRY D						
GRANTEE: STALVEY LARRY D & P						
1321/1240	6/02/2005	WD	U	I	05	56,900
GRANTOR: CITIFINANCIAL EQUITY						
GRANTEE: STALVEY LARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S28 E56 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

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/22/2019 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS