PT OF SEC 37-1N-25 & 46-2N-25
IN OR 1562/596
ESMT PT OR 1761/1866

STALVEY LARRY D & PATRICIA K/MATTHEWS W FRED III E
54005 STALVEY MATTHEWS LANE
CALLAHAN, FL 32011

2023

46-2N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	3,289
TOTAL LAND VALUE - MARKET	1,365
TOTAL MARKET VALUE	4,654
SOH/AGL Deduction	1,519
ASSESSED VALUE	3,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,135
TOTAL JUST VALUE	4,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1562/0596	4/22/2008	WD	U	V	01	100
GRANTOR: STALVEY CHARITY E						
GRANTEE: STALVEY LARRY D & P						
0353/0191	2/09/1982	WD	Q	V		18,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: STALVEY ELMER D & C						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	549	0	5,215.00	SF	1.00	1.00	100	2007	2007	3	62	3,233	
2	0803	ASPHALT C	0	0	0	0	90.00	SF	1.00	1.00	100	2007	2007	3	62	56	

LAND DESCRIPTION

TOTAL OB/XF 3,289

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	0.39	AC		1.00	1.00	0.10	35,000.00	3,500.00	1,365							

REVIEW DATE 05/20/2021 BY KBA Total Acres: 0.39 Total Land Value: 1,365 Market: 0 Agricultural: 0 Common: 1,365 PRINTED 08/02/2023 BY SYS