PT S1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2310/1867

STALVEY DEBORAH L
35105 LANCE RD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0013-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

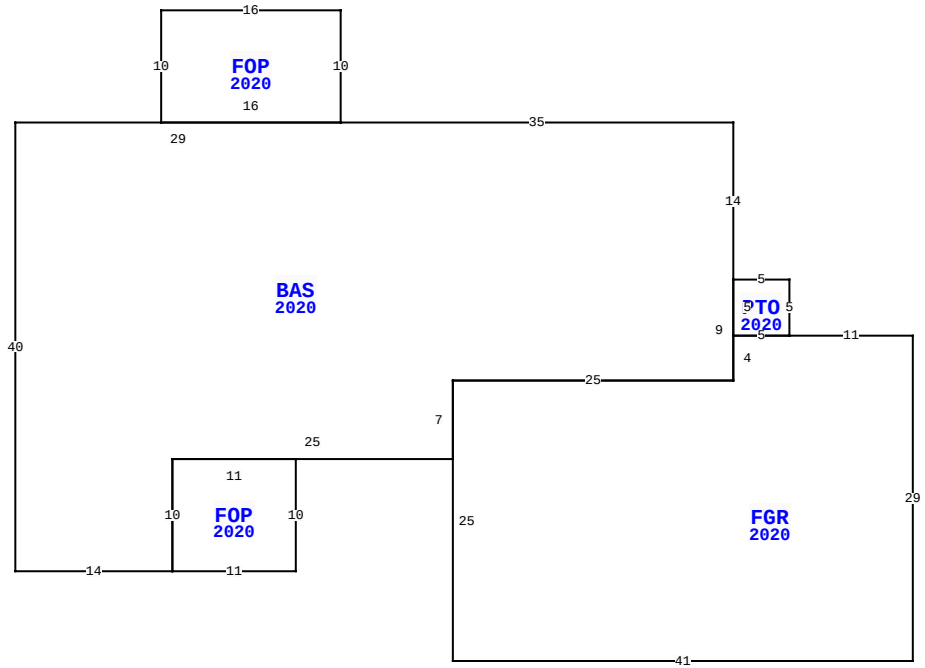
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	1,885	258,920
FGR	1,089	55	599	82,277
FOP	110	30	33	4,533
FOP	160	30	48	6,593
PTO	25	5	1	138
TOTALS	3,269		2,566	352,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	112.4160	140.52	360,574	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1885 HX Base Yr 2021



35105 LANCE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,461
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		399,661
SOH/AGL Deduction		259,297
ASSESSED VALUE		140,364
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		85,364
TOTAL JUST VALUE		399,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010473	GARAGE	8,703	07/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2310/1867	9/30/2019	WD	U	V	11	100

GRANTOR: STALVEY LIVING TRUST

GRANTEE: STALVEY DEBORAH L

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W11 PTO=[YR=2020] N5 W5 BAS=[YR=2020] N14 W35 FOP=[YR=2020] N10 W16 S10 E16$ W29 S40 E14 FOP=[YR=2020] E11 N10 W11 S10$ N10 E25 N7 E25 N9$ S5 E5$ W5 S4 W25 S25 E41 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	2020	2020	3	99	5,024	
3	1127	BRICK 8"	0	100	10	3	30.00	SF	11.00	11.00	100	2020	2020	3	100	330	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2022	2022	3	97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/20/2022 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS