IN OR 1267/1636
R278273 & R278374
PARCLES 4-25 & 4-26

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

2024

27-2N-25-0000-0004-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

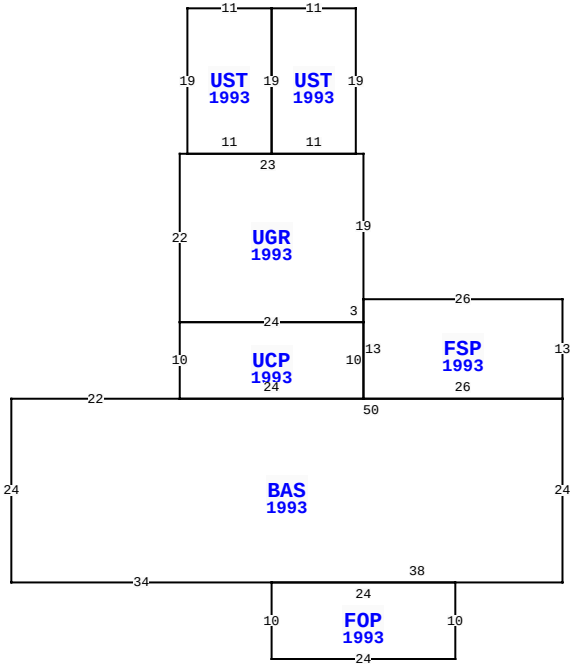
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,728	100	1,728	43,292
FOP	240	30	72	1,804
FSP	338	60	203	5,086
UCP	240	20	48	1,202
UGR	528	45	238	5,963
UST	209	55	115	2,881
UST	209	55	115	2,881
TOTALS	3,492		2,519	63,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,519	119.3000	83.51	210,362	1973	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1728 HX Base Yr



54556 MARSH 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	63,109
TOTAL MARKET OB/XF VALUE	739
TOTAL LAND VALUE - MARKET	59,500
TOTAL MARKET VALUE	123,348
SOH/AGL Deduction	36,669
ASSESSED VALUE	86,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,679
TOTAL JUST VALUE	123,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/1636	10/21/2004	WD	U	I	05	30,900
GRANTOR: CENDANT MORTGAGE CORP						
GRANTEE: STALVEY LARRY & PAT						
1195/1843	12/17/2003	QC	U	I	06	100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CENDANT MORTGAGE CO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W26 UGR=[YR=1993] N19 W1 UST=[YR=1993] N19 W11 UST=[YR=1993] W11 S19 E11 N19$ S19 E11$ W23 S22 UCP=[YR=1993] S10 BAS=[YR=1993] W22 S24 E34 FOP=[YR=1993] S10 E24 N10 W24$ E38 N24 W50$ E24 N10 W24$ E24 N3$ S13 E26 N13$.

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	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	1980	1980	3	32.5	739	

LAND DESCRIPTION

TOTAL OB/XF 739

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	1.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	59,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.70 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 08/06/2024 BY SYS