

TRACT 68  
IN OR 1842/878  
NASSAU VILLAGE WEST PB 5/23

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

2024

37-1N-25-299F-0068-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 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                  | 0  | 0 100          |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

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Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,288            | 100         | 1,288        | 119,701              |
| FGR       | 728              | 55          | 400          | 37,174               |
| FOP       | 24               | 30          | 7            | 651                  |
| FOP       | 60               | 30          | 18           | 1,673                |

TOTALS 2,100 1,713 159,199

EXTRA FEATURES

| L N | 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   | 0812       | CONCRETE C  | 0       | 0   | 0     |    |       | 2,390.00 SF 4.00 | 100       | 1996    | 1996        | 3 | 72     | 6,883           |       |
| 2   | 0350       | CARPORT WD  | 0       | 0   | 23 36 |    |       | 828.00 SF 13.00  | 100       | 1996    | 1996        | 3 | 20     | 2,153           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 0   |     | RM       | 150.00 | 291.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 45,000.00  | 45,000.00      | 45,000     |                             |      |         |      |     |    |        |

REVIEW DATE 11/19/2019 BY KBA

| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100                                               | 01  | 1,713     | 109.0000    | 103.55         | 177,381        | 1995 | 2002 | 0    | 0    | 10.25 | 89.75  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 1288 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                    |     |           |             |                |                |      |      |      |      |       |        |

540661 LEM TURNER RD, CALLAHAN

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 9,036

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 000100   | C   | SFR                  | 0   |     | RM       | 150.00 | 291.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 45,000.00  | 45,000.00      | 45,000     |                             |      |         |      |     |    |        |

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 159,199  |
| TOTAL MARKET OB/XF VALUE  |           | 9,036    |
| TOTAL LAND VALUE - MARKET |           | 45,000   |
| TOTAL MARKET VALUE        |           | 213,235  |
| SOH/AGL Deduction         |           | 100,517  |
| ASSESSED VALUE            |           | 112,718  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 112,718  |
| TOTAL JUST VALUE          |           | 213,235  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 206,210  |

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| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1428223   | REMODEL     | 68,000 | 01/01/2014 |
| B951731    | NEW CONSTR  | 56,873 | 03/03/1995 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

SALES DATA

| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| 1842/0878                      | 2/22/2013 | WD        | Q   | I   | 01     | 80,000     |
| GRANTOR: REILLY MICHAEL J & SU |           |           |     |     |        |            |
| GRANTEE: STALVEY LARRY D & P   |           |           |     |     |        |            |
| 1131/0085                      | 4/21/2003 | WD        | U   | I   | 07     | 100        |
| GRANTOR: BRIDGFORTH JERRY A &  |           |           |     |     |        |            |
| GRANTEE: REILLY MICHAEL J &    |           |           |     |     |        |            |

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1995] W26 BAS=[YR=1995] W46 S5 FOP=[YR=1995] W3 S8 E3 N8\$ S23 E9 FOP=[YR=1995] S5 E12 N5 W12\$ E37 N28 \$ S28 E26 N28\$.