TRACT 26
IN OR 1579/105
REPLAT OF GOVT LOT 9 UNR

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

2024

37-1N-25-299R-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

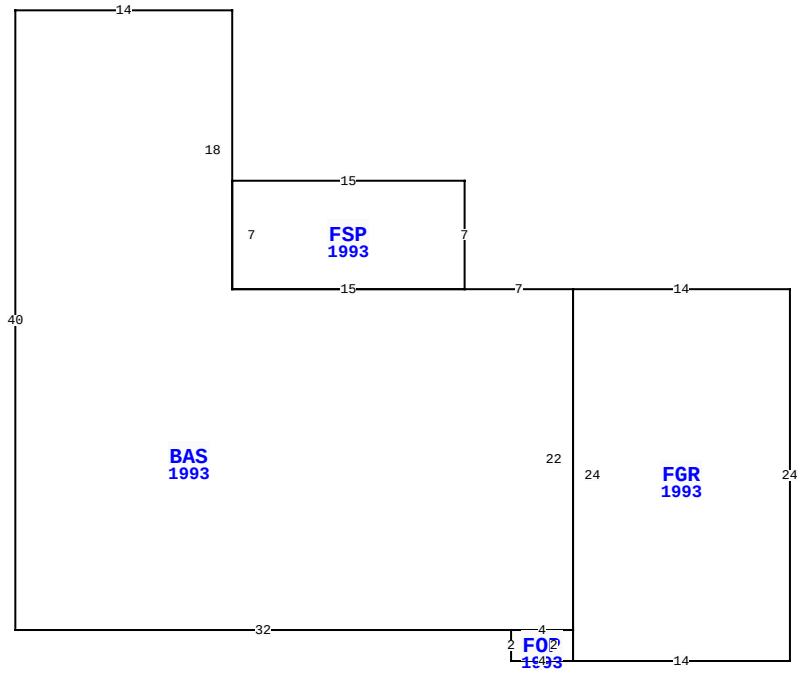
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100	1,044	128,127
FGR	336	55	185	22,705
FOP	8	30	2	246
FSP	105	40	42	5,155
TOTALS	1,493		1,273	156,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,273	117.9360	147.42	187,666	1984	2004	0	0	0	16.75	83.25

1 SNGL FAM – 0% - 0 Heated Area: 1044 HX Base Yr



54721 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	156,232
TOTAL MARKET OB/XF VALUE	2,555
TOTAL LAND VALUE - MARKET	36,050
TOTAL MARKET VALUE	194,837
SOH/AGL Deduction	39,780
ASSESSED VALUE	155,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,057
TOTAL JUST VALUE	194,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005208	REPAIR/RRF	7,525	04/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1579/0105	7/30/2008	WD	U	I	01	20,000
GRANTOR: COLLINS GLENDA						
GRANTEE: STALVEY PATRICIA K						
0381/0642	3/01/1983	WD	Q	V		5,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] W7 FSP=[YR=1993] N7 W15 S7 E15$ W15 N18 W14 S40 E32 FOP=[YR=1993] S2 E4 N2 W4$ E4 N22$ S24 E14 N24$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0810	CONCRETE A	0	0	0	0	208.00	SF	6.50	6.50	100	1984	1984	3	44	595	

LAND DESCRIPTION

TOTAL OB/XF 2,555

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	0	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	36,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.03 Total Land Value: 36,050 Market: 0 Agricultural: 0 Common: 36,050 PRINTED 08/06/2024 BY SYS