



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	08
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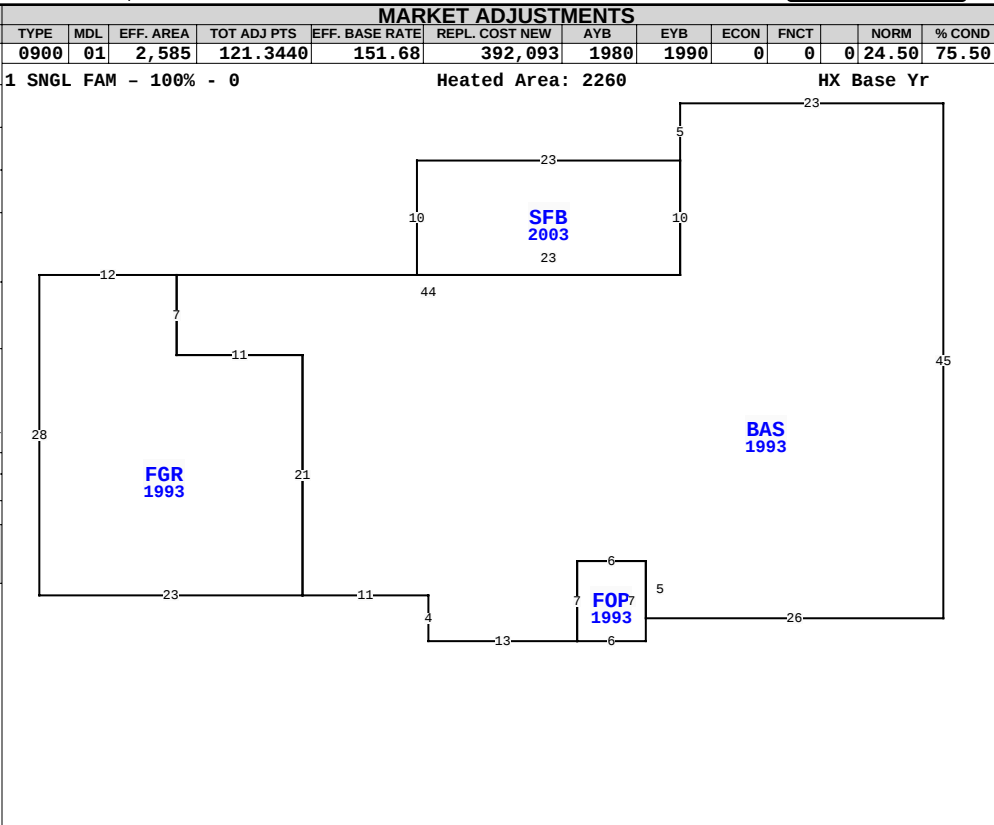
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2,076	237,740
FGR	567	55	312	35,730
FOP	42	30	13	1,489
SFB	230	80	184	21,071

TOTALS	2,915	2,585	296,030
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1983
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983
3	0845	KOOL DECK	0 100	0	0	1,346.00	SF	7.25	7.25	100	1988
4	0861	POOL GUNIT	0 100	17	33	561.00	SF	85.00	85.00	100	1988
6	0812	CONCRETE C	0 100	0	0	1,871.00	SF	4.00	4.00	100	1992
7	0803	ASPHALT C	0 100	201	0	1,909.00	SF	1.00	1.00	100	2007
8	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2016
9	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1988
10	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.30	18.30	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	7.94	AC	1.00



54008 STALVEY MATTHEWS LN, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1983	1983	3	41	853	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0845	KOOL DECK	0 100	0	0	1,346.00	SF	7.25	7.25	100	1988	1988	3	70	6,831	
4	0861	POOL GUNIT	0 100	17	33	561.00	SF	85.00	85.00	100	1988	1988	3	20	9,537	
6	0812	CONCRETE C	0 100	0	0	1,871.00	SF	4.00	4.00	100	1992	1992	3	64	4,790	
7	0803	ASPHALT C	0 100	201	0	1,909.00	SF	1.00	1.00	100	2007	2007	3	60	1,145	
8	0462	ST/AL FNC	0 100	0	0	840.00	SF	10.00	10.00	100	2016	2016	3	81	6,804	
9	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
10	0940	SHEDS/PORT	0 100	24	12	288.00	SF	18.30	18.30	100	1994	1994	3	20	1,054	

TOTAL OB/XF												38,904		
LOC	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	ADJ	UNIT
ZONE	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE		PRICE
06	OR	0.00	0.00	7.94	AC		1.00	1.00	0.80	16,000.00		12,800.00		1

NASSAU COUNTY PROPERTY												PAGE 1 of 1				6
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE												296,030				
TOTAL MARKET OB/XF VALUE												38,904				
TOTAL LAND VALUE - MARKET												101,632				
TOTAL MARKET VALUE												436,566				
SOH/AGL Deduction												286,022				
ASSESSED VALUE												150,544				
TOTAL EXEMPTION VALUE												50,000				HX HB
BASE TAXABLE VALUE												100,544				
TOTAL JUST VALUE												436,566				
NCON VALUE												0				
INCOME VALUE																
PREVIOUS YEAR MKT VALUE												448,505				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4773	SWIM POOL	12,400	03/25/1988
2973	SWIM POOL	0	03/25/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2206/0706	6/26/2018	QC	U	I	11	100			
GRANTOR: MATTHEWS W FRED & SAN									
GRANTEE: MATTHEWS W FRED & S									
1228/0053	5/05/2004	WD	U	I	01	25,000			
GRANTOR: MATTHEWS DIANE E &									
GRANTEE: MATTHEWS W FRED III									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W23 S5 SFB=[YR=2003] W23 S10 E23 N10 \$ S10 W44 FGR=[YR=1993] W12 S28 E23 N21 W11 N7 \$ S7 E11 S21 E11 S4 E13 FOP=[YR=1993] E6 N7 W6 S7 \$ N7 E6 S5 E26 N45 \$.											