

PT S1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2308/203
(EX OR 2310/1867)

STALVEY LIVING TRUST/STALVEY SHIRLEY F TRUSTEE
35019 LANCE ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0013-0010



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	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	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	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1993	1,901	162,900
FCP	744	25	1993	186	15,939
FGR	440	55	1993	242	20,737
FOP	168	30	1993	50	4,285
FST	77	55	1993	42	3,599

TOTALS	3,330			2,421	207,460
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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	0681	POLE SHED	0 100	41	20	820.00	SF	15.00	15.00	100	1972
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1972
3	0680	POLE SHED	0 100	28	20	560.00	SF	7.50	7.50	100	2000
4	0940	SHEDS/PORT	0 100	26	12	312.00	SF	20.10	20.10	100	1988

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC	
2	000100	C	RES	100		OR	0.00	0.00	1.33	AC	

REVIEW DATE	08/05/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,421	95.2560	125.74	304,417	1972	1977	0	0	0 31.85	68.15
1 SNGL FAM - 100% - 2023											
Heated Area: 1901											
HX Base Yr											

35019 LANCE RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	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	0681	POLE SHED	0 100	41	20	820.00	SF	15.00	15.00	100	1972	1972	3	20	2,460	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.2	1,092	
3	0680	POLE SHED	0 100	28	20	560.00	SF	7.50	7.50	100	2000	2000	3	27	1,134	
4	0940	SHEDS/PORT	0 100	26	12	312.00	SF	20.10	20.10	100	1988	1988	3	20	1,254	

TOTAL OB/XF											
5,940											

Total Acres: 2.33	Total Land Value: 81,550	Market: 0	Agricultural: 0	Common: 81,550
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		207,460	
TOTAL MARKET OB/XF VALUE		5,940	
TOTAL LAND VALUE - MARKET		81,550	
TOTAL MARKET VALUE		294,950	
SOH/AGL Deduction		13,445	
ASSESSED VALUE		281,505	
TOTAL EXEMPTION VALUE		13	
BASE TAXABLE VALUE		281,505	
TOTAL JUST VALUE		0	
NCON VALUE		294,950	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		273,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000938	NEW CONSTR	278,835	01/31/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2308/0203	9/07/2010	WD U	I	I	11	100	
GRANTOR: STALVEY JOHN H & SHIR							
GRANTEE: STALVEY LIVING TRUS							
1725/1622	9/07/2010	WD U	I	I	11	100	
GRANTOR: STALVEY JOHN H & SHIR							
GRANTEE: STALVEY TRUST							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FCP=[YR=1993] W24 FST=[YR=1993] W7 BAS=[YR=1993] W71 S31 E28FOP=[YR=1993] S6 E28 N6 W28\$ E28 FGR=[YR=1993] E22N20 W22 S20\$ N20 E15 N11\$ S11 E7 N11\$ S31 E24 N31\$.															