PT S1/2 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 2310/1867

STALVEY DEBORAH L
35105 LANCE RD
CALLAHAN, FL 32011

**2025**

**26-2N-24-0000-0013-0080**

## BUILDING CHARACTERISTICS

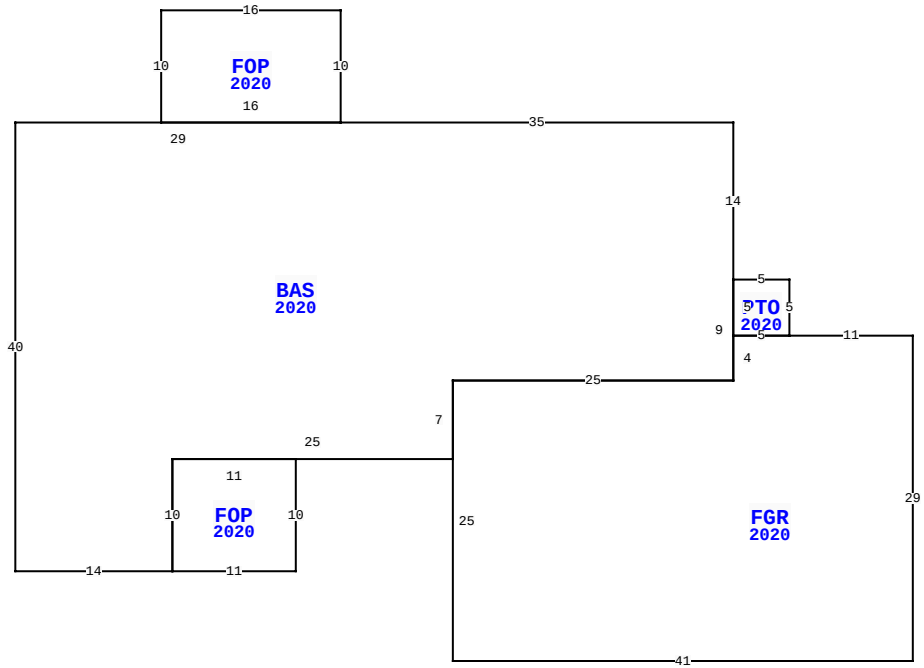
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,885 | 100 | 2020 | 1,885 | 271,324 |
| FGR | 1,089 | 55 | 2020 | 599 | 86,219 |
| FOP | 110 | 30 | 2020 | 33 | 4,750 |
| FOP | 160 | 30 | 2020 | 48 | 6,909 |
| PTO | 25 | 5 | 2020 | 1 | 144 |
| TOTALS | 3,269 | | | 2,566 | 369,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,566 | 112.4160 | 148.39 | 380,769 | 2020 | 2020 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 1885 HX Base Yr 2021




35105 LANCE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 369,346 |
| TOTAL MARKET OB/XF VALUE | | 16,801 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 431,147 |
| SOH/AGL Deduction | | 286,712 |
| ASSESSED VALUE | | 144,435 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 88,713 |
| TOTAL JUST VALUE | | 431,147 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 399,661 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22010473 | GARAGE | 8,703 | 07/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2310/1867 | 9/30/2019 | WD | U | V | 11 | 100 |

GRANTOR: STALVEY LIVING TRUST

GRANTEE: STALVEY DEBORAH L

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2020] W11 PTO=[YR=2020] N5 W5 BAS=[YR=2020] N14 W35 FOP=[YR=2020] N10 W16 S10 E16$ W29 S40 E14 FOP=[YR=2020] E11 N10 W11 S10$ N10 E25 N7 E25 N9$ S5 E5$ W5 S4 W25 S25 E41 N29$.

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 99 | 3,465 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 976.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 4,974 | |
| 3 | 1127 | BRICK 8" | 0 | 100 | 10 | 3 | 30.00 | SF | 11.00 | 11.00 | 100 | 2020 | 2020 | 3 | 99 | 327 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2022 | 2022 | 3 | 93 | 8,035 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,801

| 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 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 10/20/2022 BY WW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS