

SHEETS STEVEN E & REBECCA M
P O BOX 1985
CALLAHAN, FL 32011

31-3N-25-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08FACE BRICK 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor12HARDWOOD 60
Interior Floor14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

Stories Units
Occupancy

Quality02Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA05
NEIGHBORHOOD/LOC5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,936	100	2005	2,936	377,517
FGR	780	55	2005	429	55,162
FOP	434	30	2005	130	16,716
FOP	643	30	2005	193	24,816
STP	33	10	2005	3	386
STR	34	10	2005	3	386
STR	41	10	2005	4	515
UUS	580	50	2005	290	37,289
TOTALS	5,481			3,988	512,786

46004 STACEY LN, CALLAHAN

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500013,98894.9050149.95598,001200520050014.2585.75

1 SFR CUST - 100% - 2006Heated Area: 2936HX Base Yr 2006

The floor plan shows a complex arrangement of rooms and outdoor spaces. Key features include:
- A large central area labeled 'BAS 2005' (Basement).
- Several smaller rooms labeled 'FGR 2005' (Front Garage), 'STR 2005' (Side Room), 'FOP 2005' (Front Porch), and 'UUS 2005' (Back Yard).
- Dimensions are provided for many segments throughout the plan.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE512,786
TOTAL MARKET OB/XF VALUE27,648
TOTAL LAND VALUE - MARKET136,500
TOTAL MARKET VALUE676,934
SOH/AGL Deduction306,314
ASSESSED VALUE370,620
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE319,898
TOTAL JUST VALUE676,934
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE547,161

PERMIT NUMDESCRIPTIONAMTISSUED

B11596NEW CONSTR257,03308/21/2003
M7366H/AC008/01/2003
E10231NEW CONSTR010/01/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCDNSALE PRICE

0980/09264/10/2001WDQV60,000

GRANTOR:SIKES RUSSELL & REBEC
GRANTEE:SHEETS STEVEN & REB

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W33 STR=[YR=2005] U4 L1 W7 /W1 /S4 E9 \$ W18
FGR=[YR=2005] N5 W30 S28 FOP=[YR=2005] S6 E7 STP=[YR=2005]
S3 E11 N3 W11 \$ E18 S19 E4 BAS=[YR=2005] S3 L3 D3 S9 R3
D3 S5 E19 R2 D2 E4 R2 U2 E22 N14 E5 N14 STR=[YR=2005]
R3 D2 N11 L3 D2 W2 S7 E2 \$ W10 N35 W11 U3 L3 W12 D3 L3
W18 S15 E11 S23 W8 S2 \$ N2 E8 N23 W37 \$ E26 N15 E4 N8 \$ S8
E14 R3 U3 E12 R3 D3 E11S35 E8 N43 \$ PTR= E15
UUS=[YR=2005] E10 N4 E10 S4 E10 S18 W30 N18 \$ W15 \$.

LAND DESCRIPTION

TOTAL OB/XF27,648

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONE FRONT DEPTHTOT LND UTSPUNIT TYPEDTDPHF ACT% CONDTOT ADJ UNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESTOTAL

1 000100C RES100OR0.000.001.00AC1.001.001.0019,500.0019,500.0019,500

2 000100C RES1001.00AC1.001.001.0019,500.0019,500.00117,000

REVIEW DATE08/04/2020BYKBATotal Acres: 7.00Total Land Value: 136,500Market: 0Agricultural: 0Common: 136,500PRINTED 07/30/2025 BY SYS