

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

46-2N-25-0000-0012-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 90

Exterior Wall12CEDAR 10

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame Stories Units03MASONRY 100
1. 100
0 100

BUD8 Adjustme Occupancy06DIST 1D 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

TOTALS2,9152,439303,790

MARKET ADJUSTMENTS

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

0900012,439122.9900162.35395,972198319950023.2876.72

1 SNGL FAM - 100% - 0Heated Area: 1962HX Base Yr

FST1993

FGR1993

FSP1993

FOP1993

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE303,790

TOTAL MARKET OB/XF VALUE105,117

TOTAL LAND VALUE - MARKET143,715

TOTAL MARKET VALUE552,622

SOH/AGL Deduction324,258

ASSESSED VALUE228,364

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE177,642

TOTAL JUST VALUE552,622

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE493,312

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

0356/05553/01/1982WDQV100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N7 W21 S12 E21 N5 \$ S5 W21 N4 W12 S4 W15 FST=[YR=1993] W8 S8 FGR=[YR=1993] S25 E24 N25 W24 \$ E8 N8 \$ S8 E16 S21 E21 FOP=[YR=1993] S3 E9 N5 W5 S2 W4 \$ E4 N2 E5 S7 E24 N39 \$.

EXTRA FEATURES

54005 STALVEY MATTHEWS LN, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01002016320.00SF6.506.5010019831983338790

20500FP-PRE FAB0100001.00UT3,500.003,500.0010019831983351.51,803

30861POOL GUNIT01002038760.00SF85.0085.001001988198832012,920

40845KOOL DECK010000850.00SF7.257.25100198819883684,191

50462ST/AL FNC01001954780.00SF10.0010.00100199019903201,560

60463FENCE GATE0100002.00UT300.00300.0010019901990326156

70812CONCRETE C0100003,450.00SF4.004.001002003200338211,316

80940SHEDS/PORT01001216192.00SF20.1020.1010019881988320772

90511GARAGE CB-01002624624.00SF40.0040.001001992199237719,219

100811CONCRETE B010000510.00SF5.205.20100199219923621,644

LAND DESCRIPTIONTOTAL OB/XF54,371

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.007.37AC1.001.001.0019,500.0019,500.00143,715

REVIEW DATE01/06/2023BYKWA Total Acres: 7.37 Total Land Value: 143,715 Market: 0 Agricultural: 0 Common: 143,715 PRINTED 07/30/2025 BY SYS

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