

MATTHEWS W FRED & SANDRA G
54008 STALVEY MATTHEWS LANE
CALLAHAN, FL 32011

46-2N-25-0000-0012-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	19	COMMON BRK 80								0900	01	2,585	121.3440	160.17	414,039	1980	1990	0	0	0	25.00	75.00	VALUATION BY								STANDARD												
Exterior Wall	16	WD FR STUC 20								1 SNGL FAM - 100% - 0										Heated Area: 2260										HX Base Yr													
Roof Structur	08	IRREGULAR 100																												Tax Group: 6										Tax Dist:			
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										310,529			
Interior Wall	05	DRYWALL 100																												TOTAL MARKET OB/XF VALUE										38,119			
Interior Floo	14	CARPET 60																												TOTAL LAND VALUE - MARKET										123,864			
Interior Floo	11	CLAY TILE 40																												TOTAL MARKET VALUE										472,512			
Air Condition	03	CENTRAL 100																												SOH/AGL Deduction										317,602			
Heating Type	04	AIR DUCTED 100																												ASSESSED VALUE										154,910			
Bedrooms		3 100																												TOTAL EXEMPTION VALUE										HX HB		50,722	
Bathrooms		2.5 100																												BASE TAXABLE VALUE										104,188			
Frame	02	WOOD FRAME 100																												TOTAL JUST VALUE										472,512			
Stories	1.	1. 100																												NCON VALUE										0			
Units		0 100																												INCOME VALUE													
BUD8 Adjustme	06	DIST 1D 100																												PREVIOUS YEAR MKT VALUE										436,566			
Occupancy	00	NONE 100																																									
Quality		03	Quality Level 03																																								
DOR CODE		0100	SINGLE FAMILY																																								
MAP NUM			MKT AREA																												08												
NEIGHBORHOOD/LOC		8026.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,076	100	1993	2,076	249,385																																						
FGR	567	55	1993	312	37,480																																						
FOP	42	30	1993	13	1,562																																						
SFB	230	80	2003	184	22,103																																						
TOTALS		2,915			2,585	310,529																																					
EXTRA FEATURES										54008 STALVEY MATTHEWS LN, CALLAHAN										BLD DATE										LGL DATE													
																				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	38	790																											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803																											
3	0845	KOOL DECK	0	100	0	0	1,346.00	SF	7.25	7.25	100	1988	1988	3	68	6,636																											
4	0861	POOL GUNIT	0	100	17	33	561.00	SF	85.00	85.00	100	1988	1988	3	20	9,537																											
5	0812	CONCRETE C	0	100	0	0	1,871.00	SF	4.00	4.00	100	1992	1992	3	62	4,640																											
6	0803	ASPHALT C	0	100	201	0	1,909.00	SF	1.00	1.00	100	2007	2007	3	58	1,107																											
7	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2016	2016	3	78	6,552																											
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000																											
9	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1994	1994	3	20	1,054																											
LAND DESCRIPTION										TOTAL OB/XF										38,119																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	7.94	AC		1.00	1.00	0.80	19,500.00	15,600.00	123,864																										