



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	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	

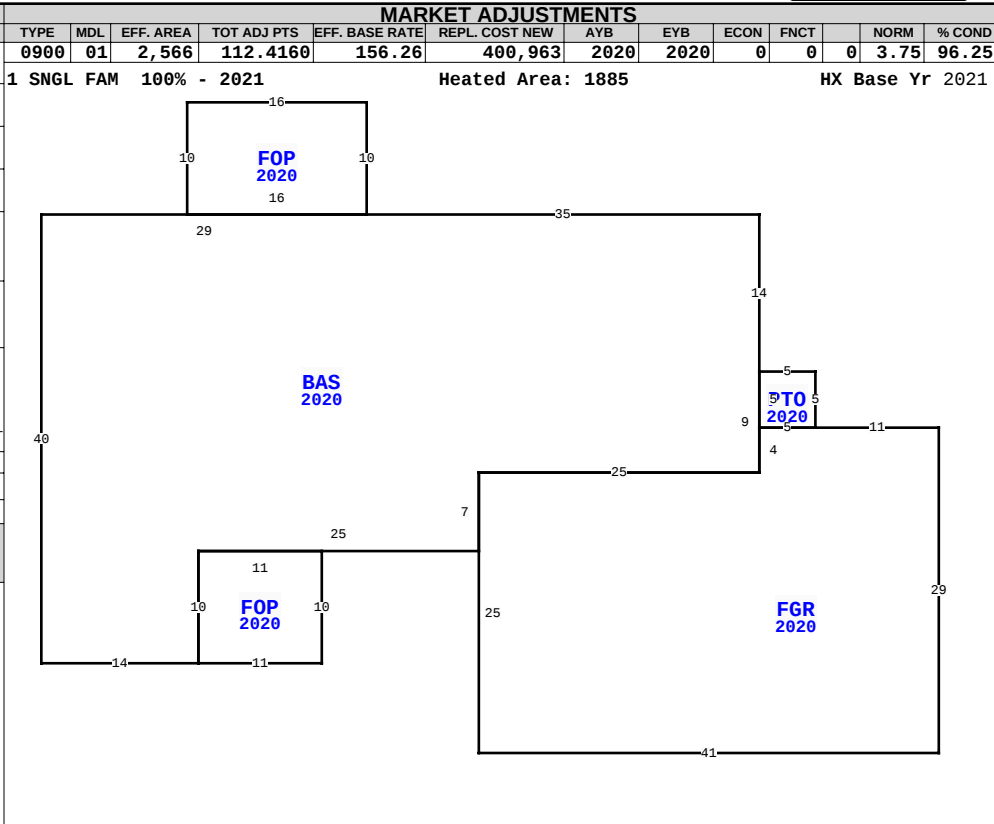
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100	2020	1,885	283,504
FGR	1,089	55	2020	599	90,090
FOP	110	30	2020	33	4,964
FOP	160	30	2020	48	7,219
PTO	25	5	2020	1	150

TOTALS	3,269			2,566	385,927
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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35105 LANCE RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2022	2022	3	90	7,776	

TOTAL OB/XF										11,206							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000

Total Acres: 1.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						6
VALUATION SUMMARY																

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	385,927
TOTAL MARKET OB/XF VALUE	11,206
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	437,133
SOH/AGL Deduction	288,798
ASSESSED VALUE	148,335
TOTAL EXEMPTION VALUE	56,411
BASE TAXABLE VALUE	91,924
TOTAL JUST VALUE	437,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,147

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									
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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\$.									