

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

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

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	20	FACE BRICK 100								0500	01	3,988	94.9050	157.54	628,270	2005	2005	0	0	15.00	85.00	VALUATION BY								STANDARD									
Roof Structur	08	IRREGULAR 100								1 SFR CUST 100% - 2006										Heated Area: 2936										HX Base Yr 2006									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	12	HARDWOOD 60																																					
Interior Floo	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.5	1.5 100																																					
Units	0	0 100																																					
Occupancy	00	NONE 100																																					
Quality		02	Quality Level 02																																				
DOR CODE		6000	PASTURELAND 1																																				
MAP NUM			MKT AREA								05																												
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,936	100	2005	2,936	393,156																																		
FGR	780	55	2005	429	57,447																																		
FOP	434	30	2005	130	17,408																																		
FOP	643	30	2005	193	25,844																																		
STP	33	10	2005	3	402																																		
STR	34	10	2005	3	402																																		
STR	41	10	2005	4	536																																		
UUS	580	50	2005	290	38,834																																		
TOTALS	5,481			3,988	534,030																																		
EXTRA FEATURES										46004 STACEY LN, CALLAHAN																													
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	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2003	2003	3	29	2,598																							
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	29	1,253																							
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	29	1,253																							
4	0680	POLE SHED	0	100	16	8	128.00	SF	10.00	10.00	100	2003	2003	3	29	371																							
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045																							
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045																							
LAND DESCRIPTION																		TOTAL OB/XF 11,565																					
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000																						
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250																						
3	006000	A	PASTURE - HA	100		OR	0.00		4.50	AC		1.00	1.00	1.00	370.00	370.00	1,665																						
4	009910	M	MARKET VALUE	100		OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	0.00	0.00	0																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 7.00 Total Land Value: 52,915 Market: 0 Agricultural: 1,665 Common: 51,250 PRINTED 07/09/2026 BY SYS																																							