IN OR 356/555 & OR 445/465
PARCELS 12-2 & 12-4
ESMT OR 548/525

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

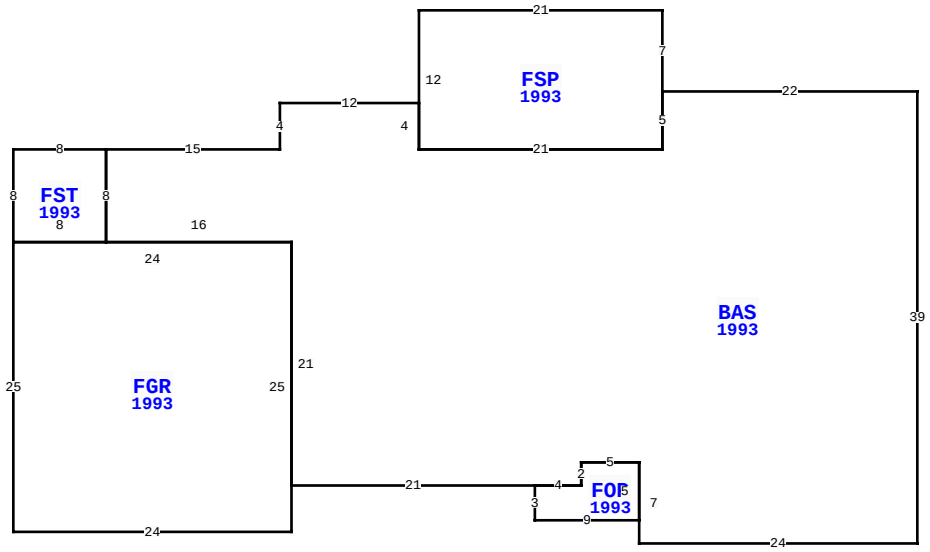
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1993	1,962	254,922
FGR	600	55	1993	330	42,877
FOP	37	30	1993	11	1,430
FSP	252	40	1993	101	13,123
FST	64	55	1993	35	4,548
TOTALS	2,915			2,439	316,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,439	122.9900	170.96	416,971	1983	1995	0	0	0	24.00	76.00

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



54005 STALVEY MATTHEWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		316,898
TOTAL MARKET OB/XF VALUE		105,159
TOTAL LAND VALUE - MARKET		184,250
TOTAL MARKET VALUE		606,307
SOH/AGL Deduction		371,777
ASSESSED VALUE		234,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,119
TOTAL JUST VALUE		606,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633160	ADDITION	53,568	10/01/2016
2972	SWIM POOL	200	03/25/1988
4772	SWIM POOL	13,400	03/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0356/0555	3/01/1982	WD	Q	V		100

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

LN	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
3	0860	POOL/SPA	0	100	20	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
8	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1988	1988	3	20	772	
9	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1992	1992	3	75	18,720	
11	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
12	0681	POLE SHED	0	100	14	30	420.00	SF	15.00	15.00	100	1995	1995	3	20	1,260	
13	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	100	2006	2006	3	36	1,296	
14	0351	CARPORT MT	0	100	48	18	864.00	SF	6.50	6.50	100	2006	2006	3	22	1,236	
16	0911	SCRN RM A	0	100	0	0	2,706.00	SF	18.00	18.00	100	2016	2016	3	65	31,660	

LAND DESCRIPTION

TOTAL OB/XF 105,159

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	7.37	AC		1.00	1.00	1.00	25,000.00	25,000.00	184,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.37 Total Land Value: 184,250 Market: 0 Agricultural: 0 Common: 184,250 PRINTED 07/09/2026 BY SYS