GOVT LOT 2
PT OR 1804/1024

MURRAY ROBERT P JR
43644 RATLIFF RD
CALLAHAN, FL 32011

2023

15-1N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RATLIFF, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,640
TOTAL MARKET VALUE	16,640
SOH/AGL Deduction	4,459
ASSESSED VALUE	12,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,181
TOTAL JUST VALUE	16,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1804/1024	7/27/2012	WD	Q	V	02	84,000
GRANTOR: MATTHIESSEN CHARLES W						
GRANTEE: MURRAY ROBERT P JR						
1736/0480	5/02/2011	QC	U	V	11	100
GRANTOR: DALE BERNARDA G						
GRANTEE: MATTHIESSEN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.20	AC		1.00	1.00	0.20	16,000.00	3,200.00	16,640							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 5.20 Total Land Value: 16,640 Market: 0 Agricultural: 0 Common: 16,640 PRINTED 08/02/2023 BY SYS