LOT 1 R378192
IN OR 1571/1579
RATLIFF ROAD MANOR PB 5/210

REGISTER ALLEN
43718 RATLIFF ROAD
CALLAHAN, FL 32011

2023

15-1N-25-1810-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

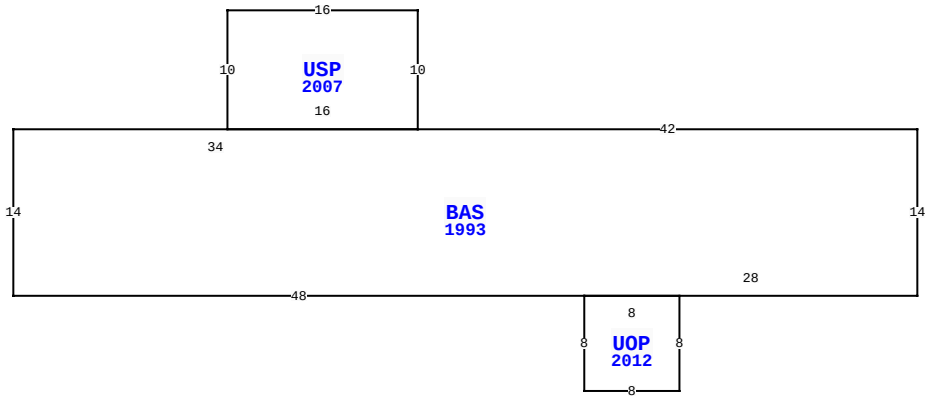
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	19,877
UOP	64	25	16	299
USP	160	50	80	1,495
TOTALS	1,288		1,160	21,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,160	95.8000	62.27	72,233	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1064 HX Base Yr 2009



43718 RATLIFF RD, CALLAHAN

BLD DATE	08/06/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,670
TOTAL MARKET OB/XF VALUE		732
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		70,002
SOH/AGL Deduction		43,636
ASSESSED VALUE		26,366
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,366
TOTAL JUST VALUE		70,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7598	MH MOVE-ON	3,000	12/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1571/1579	6/16/2008	WD	Q	I		69,000
GRANTOR: HALE TRACY C						
GRANTEE: REGISTER ALLEN						
1242/1309	7/01/2004	WD	Q	I		45,000
GRANTOR: FIELDS KIMBERLY & MAR						
GRANTEE: HALE TRACY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 USP=[YR=2007] N10 W16 S10 E16$ W34 S14 E48
UOP=[YR=2012] S8 E8 N8 W8$ E28 N14$.

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
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	18.30	18.30	100	1997	1997	3	20	732	

LAND DESCRIPTION

TOTAL OB/XF 732

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.36 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 08/02/2023 BY SYS