LOTS 2 & 3
IN OR 1205/1604
R673004 & R673005

WEST CHRISTINE DIANE
43714 RATLIFF RD
CALLAHAN, FL 32011

2023

15-1N-25-1810-0002-0000

BUILDING CHARACTERISTICS

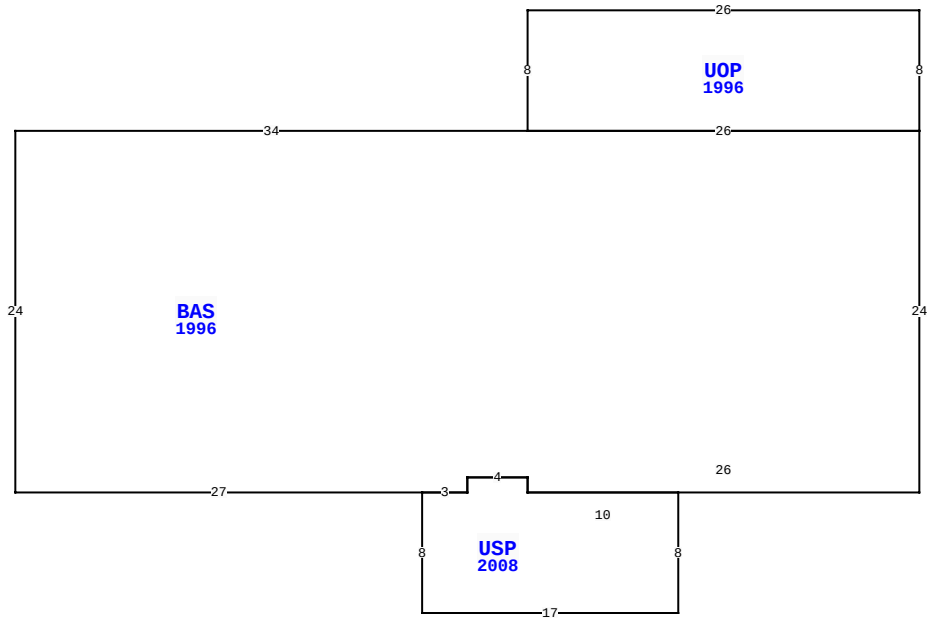
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	30	VINYL 50
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,436	100	1,436	31,138
UOP	208	25	52	1,128
USP	140	50	70	1,518
TOTALS	1,784		1,558	33,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,558	111.2000	72.28	112,612	1975	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1436 HX Base Yr 2005



43714 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		93,077
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,180
TOTAL MARKET VALUE		156,257
SOH/AGL Deduction		66,139
ASSESSED VALUE		90,118
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		65,118
TOTAL JUST VALUE		156,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4912	CO ISSUED	0	03/01/2007
E18875	ELEC OTHER	0	03/01/2007
MH4912	MH MOVE-ON	0	03/01/2007
M12758	MECH OTHER	0	03/01/2007
P12193	OTHER	0	03/01/2007
MH971830	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/1604	2/04/2004	WD	U	I	06	46,900
GRANTOR: ADAMS WILLIS & DOROTH						
GRANTEE: HALL CAORNELIUS R &						
1161/1655	8/13/2003	QC	U	I	05	100
GRANTOR: BELLY JIMMY & ANGELA						
GRANTEE: ADAMS WILLIS & DORO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W26 S8 BAS=[YR=1996] W34 S24 E27 USP=[YR=2008] S8 E17 N8 W10 N1 W4 S1 W3 $ E3 N1 E4 S1 E26 N24 W26 $ E26 N8 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,180							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/02/2023 BY SYS

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R673004 & R673005

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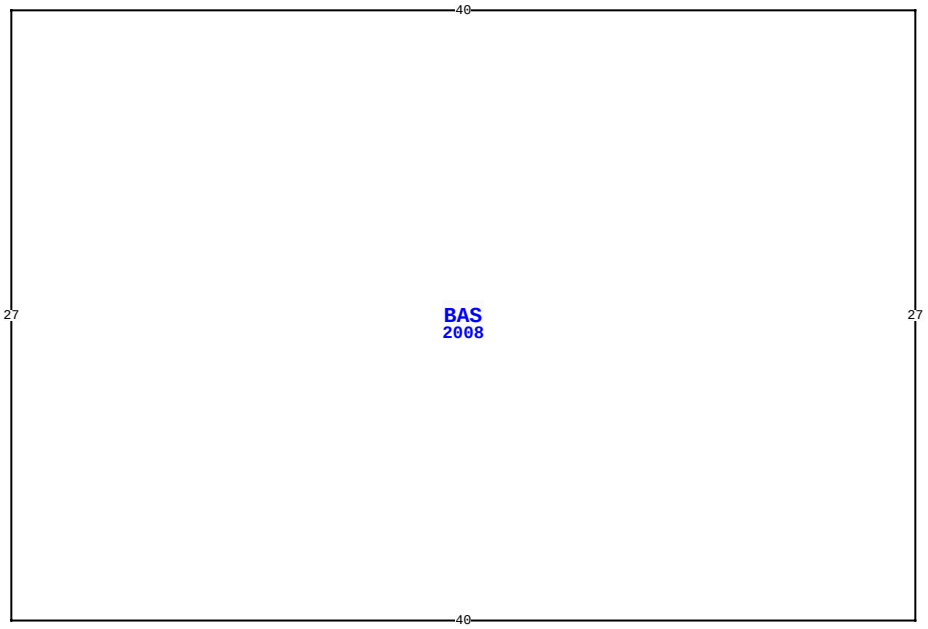
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	59,293
TOTALS	1,080		1,080	59,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	126.5000	88.55	95,634	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 0% - 2005 Heated Area: 1080 HX Base Yr 2005



43714 RATLIFF RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		156,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8897	MH MOVE-ON	11,000	05/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/1604	2/04/2004	WD	U	I	06	46,900
GRANTOR: ADAMS WILLIS & DOROTH						
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1161/1655	8/13/2003	QC	U	I	05	100
GRANTOR: BELLY JIMMY & ANGELA						
GRANTEE: ADAMS WILLIS & DORO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S27 E40 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2020 BY KBA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/02/2023 BY SYS