

PARCEL 5 (SECT 16-1N-25) &
PARCEL 3-1 (SECT 15-1N-25)
IN OR 970/367

MANDEVILLE MATTHEW J
43660 RATLIFF ROAD
CALLAHAN, FL 32011-7252

2023

16-1N-25-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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		0 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

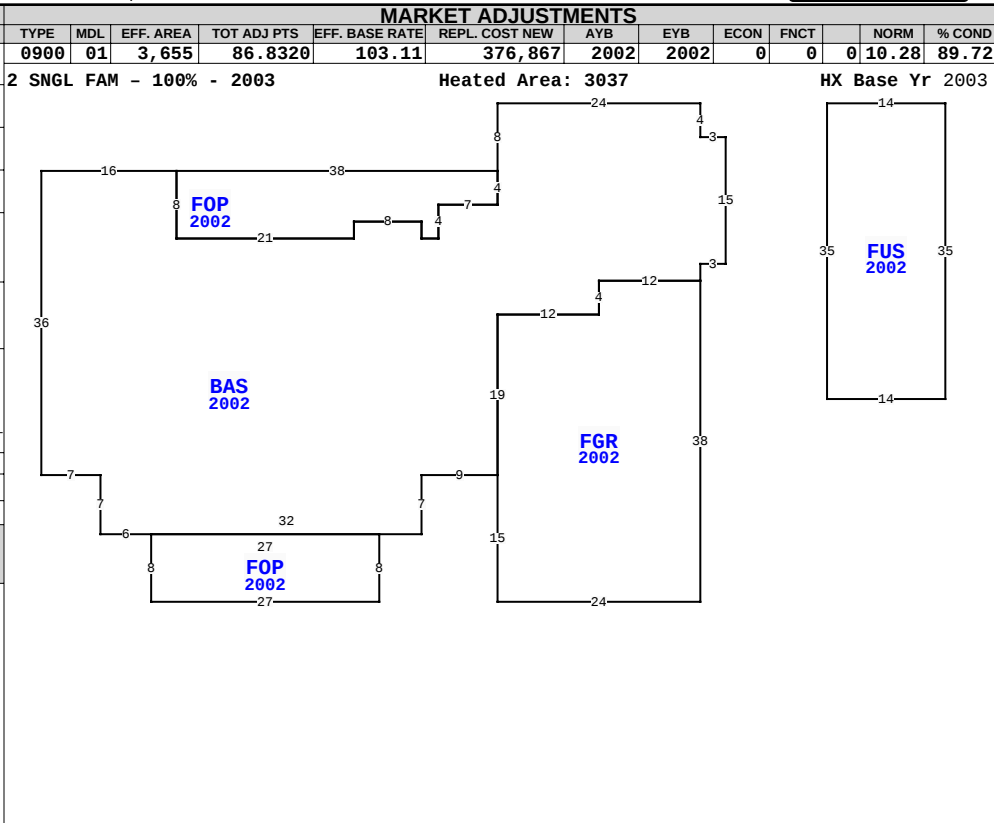
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100	2,547	235,624
FGR	864	55	475	43,942
FOP	216	30	65	6,013
FOP	260	30	78	7,216
FUS	490	100	490	45,330

TOTALS 4,377 3,655 338,125

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,121.00	SF	4.00	4.00
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006		0.00	0.00	18.50

REVIEW DATE 10/03/2022 BY KBA



43660 RATLIFF RD, CALLAHAN

TOTAL OB/XF									
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1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0 100	0	0	2,121.00	SF	4.00	4.00
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3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00

Market: 0 Agricultural: 0 Common: 259,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
6									
VALUATION BY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
354,331									
TOTAL MARKET OB/XF VALUE									
10,462									
TOTAL LAND VALUE - MARKET									
259,000									
TOTAL MARKET VALUE									
623,793									
SOH/AGL Deduction									
301,963									
ASSESSED VALUE									
321,830									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
271,830									
TOTAL JUST VALUE									
623,793									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
373,073									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305435	ROOF	20,000	04/26/2023
B9610	NEW CONSTR	230,946	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/0367	2/09/2001	WD	Q	I		111,000
GRANTOR: TISON LAWRENCE MCGILL						
GRANTEE: MANDEVILLE MATTHEW						
0356/0716	4/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W24 S8 FOP=[YR=2002] W38 S8 E21 N2 E8 S2 E2 N4 E7 N4\$ S4 W7 S4 W2 N2 W8 S2 W21 N8 W16 S36 E7 S7 E6 FOP=[YR=2002] S8 E27 N8 W27\$ E32 N7 E9 FGR=[YR=2002] S15 E24 N38 W12 S4 W12 S19\$ N19 E12 N4 E12 N2 E3 N15 W3 N4\$ PTR=E15 FUS=[YR=2002] E14 S35 W14 N35\$ W15\$.									

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