

IN OR 1885/807
EX SMRT OR 1197/1813

PELLETIER ROLAND J JR
43684 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	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. 100
Units		0 100
BUD\$ 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	142,717
BAS	84	100	84	7,213
FOP	21	30	6	515
FOP	40	30	12	1,031
FSP	400	40	160	13,739
UGR	168	45	76	6,526
UST	144	45	65	5,582
TOTALS	2,519		2,065	177,323

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,773.00	SF	4.00	4.00	
3	0511	GARAGE CB-	0	100	26	25	650.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.38	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,065	116.0320	104.72	216,247	1978	1986	0	0	18.00	82.00
1 SINGLE FAM - 100% - 2012 Heated Area: 1746 HX Base Yr 2012											

43684 RATLIFF RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		177,323	
TOTAL MARKET OB/XF VALUE		24,713	
TOTAL LAND VALUE - MARKET		48,300	
TOTAL MARKET VALUE		250,336	
SOH/AGL Deduction		113,330	
ASSESSED VALUE		137,006	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		37,006	
TOTAL JUST VALUE		250,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006403	REPAIR/RRF	17,200	07/01/2019
7597	GARAGE	11,271	10/11/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1885/0807	9/25/2013	QC	U	I	11
GRANTOR: PELLETIER ROLAND & TO					
GRANTEE: PELLETIER ROLAND J					
1771/0166	12/05/2011	WD	Q	I	02
GRANTOR: MILES MICHAEL N & KEL					
GRANTEE: PELLETIER ROLAND &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FOP=[YR=1993] N8 W5 FSP=[YR=1993] W50 S8 E27 BAS=[YR=2002] S14 E6 N14 W6 \$ E23 N8 \$ S8 E5 \$ W22 S14 W6 N14 W27 S31 E27 FOP=[YR=1993] E7 N3 W7 S3 \$ N3E7S3 E23N31\$ PTR=E20 UST=[YR=1993] E12 UGR=[YR=2011] N2 E12 S14W12 N12\$ S12 W12 N12\$ W20\$.											