

IN OR 1100/1958
R/W PT OR 1057/1129
ESMT OR 1123/1405

HONEYCUTT BRADLEY K
43676 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0005-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 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	1,788	100	1,788	171,379
FCP	775	25	194	18,595
FOP	72	30	22	2,109

TOTALS	2,635		2,004	192,083
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	7	11	77.00	SF	20.10	20.10	100	1987
3	0812	CONCRETE C	0 100	0	0	1,266.00	SF	4.00	4.00	100	1995
4	0940	SHEDS/PORT	0 100	19	10	190.00	SF	30.00	30.00	100	2003
5	0510	GARAGE WD-	0 100	18	20	360.00	SF	23.45	23.45	100	2005
6	1242	WD DECK A	0 100	0	0	500.00	SF	10.00	10.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		OR	200.00	300.00	1.38	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,004	98.4312	116.89	234,248	1993	1998	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2003											
Heated Area: 1788											
HX Base Yr 2003											
BAS 1993											
FCP 2002											
FOP 1993											

BLD DATE	04/23/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

43676 RATLIFF RD, CALLAHAN											
----------------------------	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		217,339			
TOTAL MARKET OB/XF VALUE		10,674			
TOTAL LAND VALUE - MARKET		48,300			
TOTAL MARKET VALUE		276,313			
SOH/AGL Deduction		126,574			
ASSESSED VALUE		149,739			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		99,739			
TOTAL JUST VALUE		276,313			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		227,008			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006559	GARAGE	50,232	07/28/2020
B996156	CARPORT	6,750	01/06/1999
B98	XFOB	2,300	10/01/1998
B951925	XFOB	800	05/01/1995
93293	NEW CONSTR	66,175	11/11/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1100/1958	12/16/2002	WD	Q	I	
GRANTOR: TISON TRAVIS CALLAHAN					SALE PRICE
GRANTEE: HONEYCUTT BRADLEY K					137,000
0685/1725	8/02/1993	WD	U	I	01
GRANTOR: TISON TRAVIS C					100
GRANTEE: TISON TRAVIS & Z D					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FCP=[YR=2002] W25 BAS=[YR=1993] N10 W9 S8 W43 S33 E34											
FOP=[YR=1993] S6 E12 N6 W12 \$ E18 N31 \$ S31 E25 N31 \$.											

HONEYCUTT BRADLEY K
43676 RATLIFF ROAD
CALLAHAN, FL 32011

16-1N-25-0000-0005-0030

[illegible]