IN OR 966/1819
R/W PT OR 1057/1129
ESMT OR 1123/1406

TISON TRAVIS C & ZANDRA
43674 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0005-0060

BUILDING CHARACTERISTICS

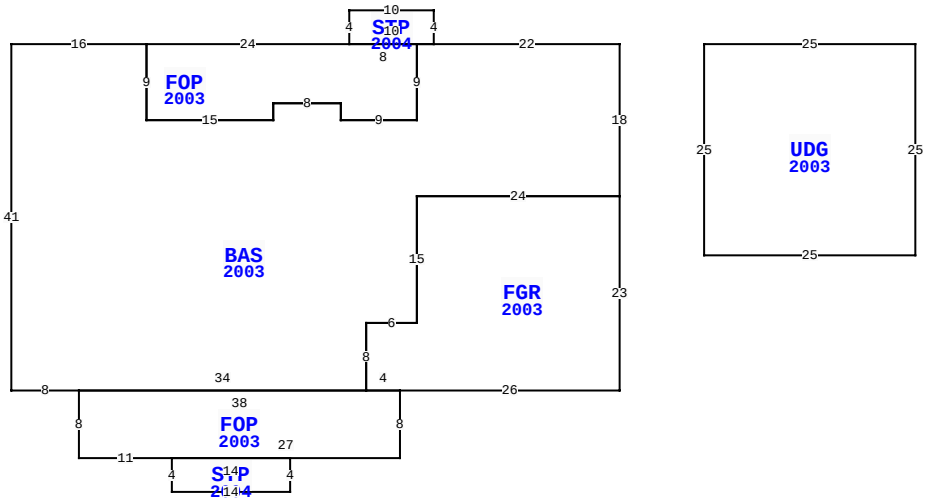
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,080	100	2,080	232,545
FGR	600	55	330	36,894
FOP	272	30	82	9,168
FOP	304	30	91	10,174
STP	40	10	4	448
STP	56	10	6	671
UDG	625	55	344	38,460
TOTALS	3,977		2,937	328,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,937	109.7920	130.38	382,926	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 2080 HX Base Yr 2004



43674 RATLIFF RD, CALLAHAN

BLD DATE		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		328,359
TOTAL MARKET OB/XF VALUE		8,873
TOTAL LAND VALUE - MARKET		79,450
TOTAL MARKET VALUE		416,682
SOH/AGL Deduction		229,130
ASSESSED VALUE		187,552
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,552
TOTAL JUST VALUE		416,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10810	NEW CONSTR	137,074	02/01/2002
B10811	GARAGE	19,239	02/01/2002
R4825	REPAIR/RRF	5,000	02/01/2002
R4824	REPAIR/RRF	1,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0966/1819	1/17/2001	QC	U	V	01	100

GRANTOR: TISON LAWRENCE M

GRANTEE: TISON TRAVIS & ZAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W22 STP=[YR=2004] N4 W10 S4 FOP=[YR=2003] W24 S9 E15 N2 E8 S2 E9 N9 W8$ E10$ W2 S9 W9 N2 W8 S2 W15 N9 W16 S41 E8 FOP=[YR=2003] S8 E11 STP=[YR=2004] S4 E14 N4 W14$ E27 N8 FGR=[YR=2003] E26 N23 W24 S15 W6 S8 E4$ W38$ E34 N8 E6 N15 E24 N18$ PTR=E10 UDG=[YR=2003] E25 S25 W25 N25$ W10$.

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
1	0812	CONCRETE C	0	100	0	0	2,037.00	SF	4.00	4.00	100	2003	2003	3	84	6,844	
2	1127	BRICK 8"	0	100	14	7	98.00	SF	11.00	11.00	100	2003	2003	3	96	1,035	
3	1242	WD DECK A	0	100	0	0	368.00	SF	10.00	10.00	100	2005	2005	3	27	994	

LAND DESCRIPTION

TOTAL OB/XF 8,873

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,450							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 2.27 Total Land Value: 79,450 Market: 0 Agricultural: 0 Common: 79,450 PRINTED 08/02/2023 BY SYS