

PT OF GOVT LOT 2
PT OR 1804/1024
(EX OR 2498/574)

MURRAY ROBERT P JR
43644 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0005-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	05 STEEL 100
Story Height	0 100
RMS	0 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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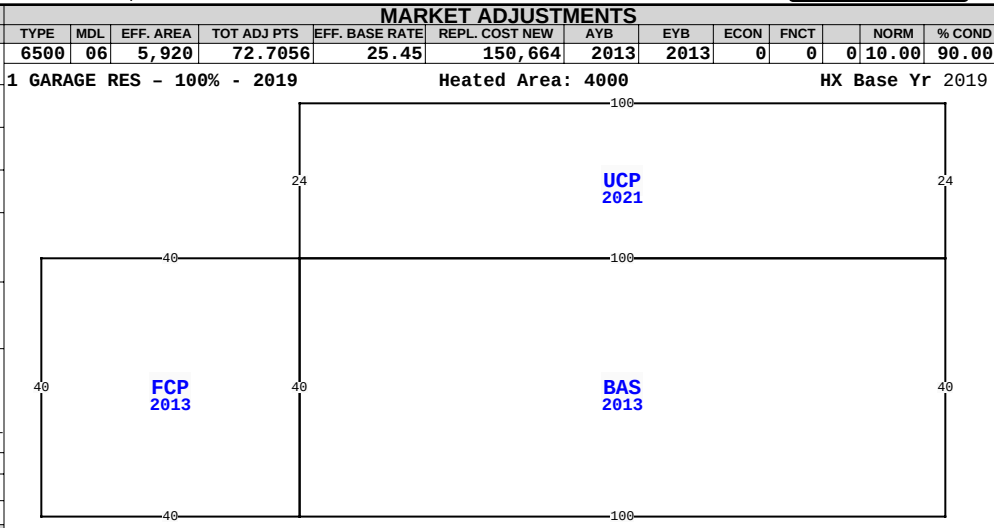
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	4,000	91,620
FCP	1,600	60	960	21,989
UCP	2,400	40	960	21,989

TOTALS	8,000	5,920	135,598
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0855	CONC PAVER	0	100	0	0	971.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	
6	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	
7	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00	10.00	

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	0006		0.00	0.00	20.26	AC	



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	05/19/2023 MLU

43644 RATLIFF RD, CALLAHAN

TOTAL OB/XF											
24,206											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		643,141	
TOTAL MARKET OB/XF VALUE		24,206	
TOTAL LAND VALUE - MARKET		283,640	
TOTAL MARKET VALUE		950,987	
SOH/AGL Deduction		525,221	
ASSESSED VALUE		425,766	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		375,766	
TOTAL JUST VALUE		950,987	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		738,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002566	CO ISSUED	0	03/28/2017
B1631733	NEW CONSTR	512,760	02/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1804/1024	7/27/2012	WD	Q	V	02
					84,000
GRANTOR: MATTHIESSEN CHARLES W					
GRANTEE: MURRAY ROBERT P JR					
1736/0480	5/02/2011	QC	U	V	11
GRANTOR: DALE BERNARDA G					
GRANTEE: MATTIESSEN CHARLES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2021] W100 S24 FCP=[YR=2013] W40 S40 E40											
BAS=[YR=2013] E100 N40 W100 S40\$ N40\$E100 N24\$.											

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