IN OR 842/11
ESMT IN OR 902/910
ESMT PT OR 1861/825

MIXON MICHAEL D & KIMBERLY K
43596 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

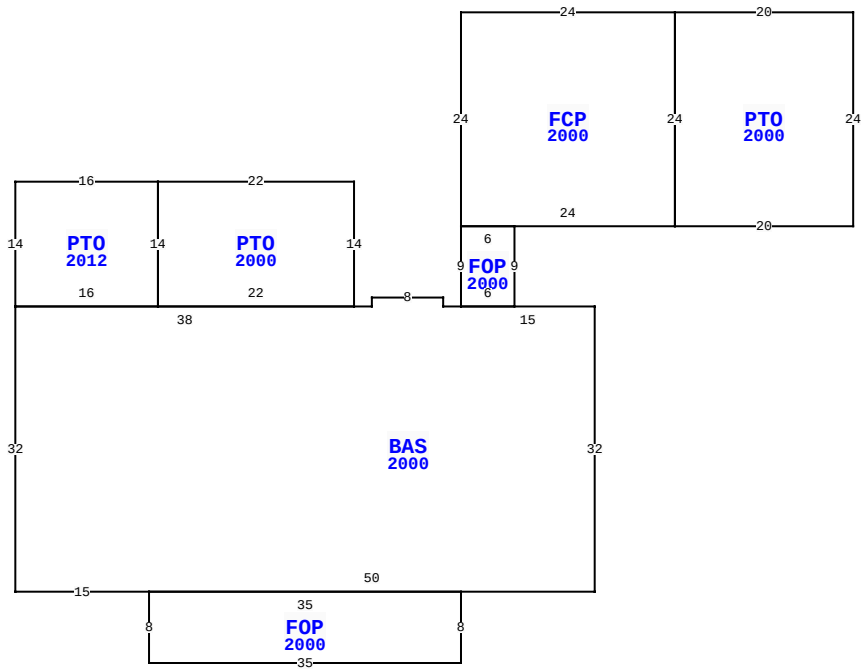
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,088	100	2,088	217,098
FCP	576	25	144	14,972
FOP	54	30	16	1,663
FOP	280	30	84	8,734
PTO	308	5	15	1,560
PTO	480	5	24	2,495
PTO	224	5	11	1,144
TOTALS	4,010		2,382	247,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,382	104.8600	124.52	296,607	2000	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2001 Heated Area: 2088 HX Base Yr 2001



43596 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,847
TOTAL MARKET OB/XF VALUE		6,899
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		386,346
SOH/AGL Deduction		203,838
ASSESSED VALUE		182,508
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,508
TOTAL JUST VALUE		386,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006743	NEW CONSTR	100,685	03/01/2000
M004256	H/AC	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0011	7/22/1998	WD	Q	V		42,900
GRANTOR: MCKINNEY CLINTON O &						
GRANTEE: MIXON MICHAEL & KIM						
0602/0506	7/18/1990	WD	U	V	06	100
GRANTOR: HERRINGTON J O & SON						
GRANTEE: MCKINNEY CLINTON &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W20 FCP=[YR=2000] W24 S24 FOP=[YR=2000] S9
BAS=[YR=2000] W2 N1 W8 S1 W2 PTO=[YR=2000] N14 W22
PTO=[YR=2012] W16 S14 E16 N14$ S14 E22$ W38 S32 E15
FOP=[YR=2000] S8 E35 N8 W35 $ E50 N32 W15 $ E6 N9 W6 $ E24
N24 $ S24 E20 N24 $.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
3	0751	UOP	0	0	15	15	225.00	SF	12.50	12.50	100	2010	2010	3	64	1,800	
4	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2010	2010	3	50	1,260	

LAND DESCRIPTION

TOTAL OB/XF 6,899

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	6.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	105,600							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 6.60 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 08/02/2023 BY SYS

IN OR 842/11
ESMT IN OR 902/910
ESMT PT OR 1861/825

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

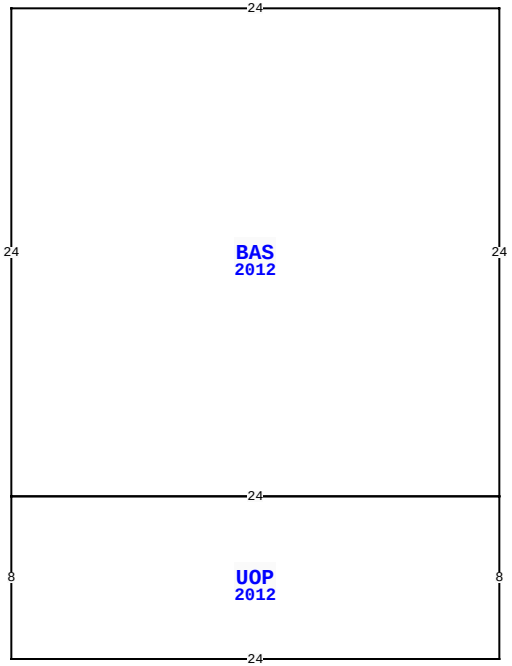
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	24,560
UOP	192	20	38	1,621
TOTALS	768		614	26,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	614	50.0000	45.12	27,704	2010	2010	0	0	0	5.50	94.50

2 SINGLE FAM – 100% - 2001 Heated Area: 576 HX Base Yr 2001



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43596 RATLIFF RD, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,282

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GRANTOR: HERRINGTON J O & SON						
GRANTEE: MCKINNEY CLINTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S24 UOP=[YR=2012] S8 E24 N8 W24$ E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/05/2022 BY KBA Total Acres: 6.60 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 08/02/2023 BY SYS