IN OR 704/1153 R583690
ESMT PT OR 1861/825

STRICKLAND JAMES K & LORI A
43583 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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
Quality	03	Quality Level 03

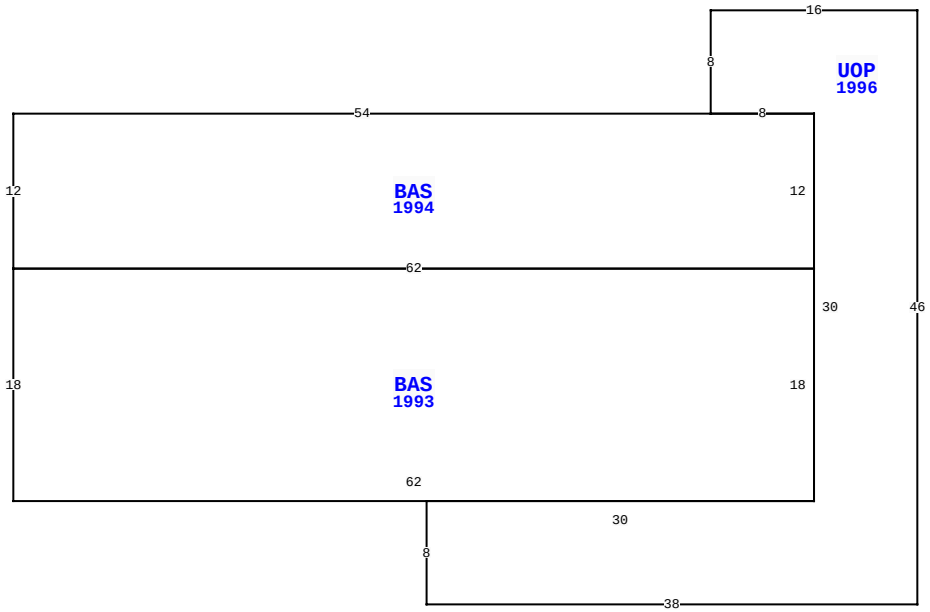
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	25,612
BAS	744	100	744	17,075
UOP	672	25	168	3,856
TOTALS	2,532		2,028	46,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,028	117.7000	76.50	155,142	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 1860 HX Base Yr 1995



43583 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		46,543
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		81,543
SOH/AGL Deduction		48,435
ASSESSED VALUE		33,108
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,108
TOTAL JUST VALUE		81,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P94509	REMODEL	1,000	05/01/1994
7558	ADDITION	29,350	10/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/1153	5/16/1994	WD	U	I	01	24,000
GRANTOR: WILSON RONALD W						
GRANTEE: STRICKALND JAMES &						
0704/1150	5/16/1994	QC	U	I	07	100
GRANTOR: WILSON RONALD & BELIN						
GRANTEE: WILSON RONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1996] W16 S8 BAS=[YR=1994] W54 S12 BAS=[YR=1993] S18 E62 N18 W62$ E62 N12 W8$ E8 S30 W30 S8 E38 N46$.

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/24/2022 BY HSA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS