

LOT 1  
ESMT PT OR 1861/825  
RATLIFF CROSSING PB 5/223

PARKER ANGELA  
43601 RATLIFF RD  
CALLAHAN, FL 32011

2023

16-1N-25-1806-0001-0000



| 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 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 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          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8026.00 |                  |

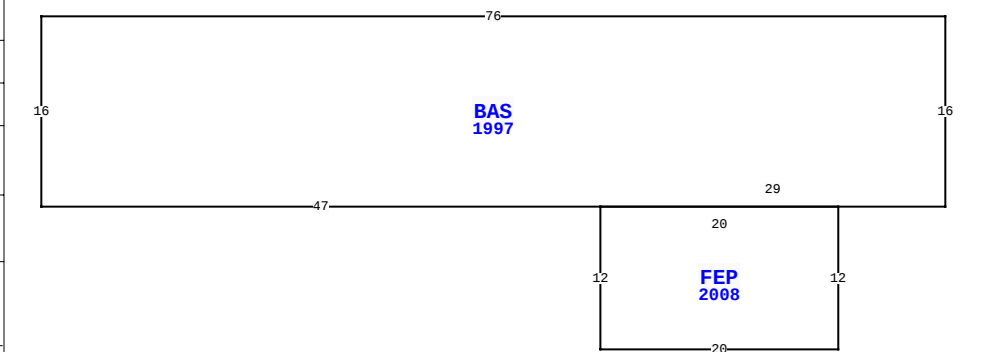
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,216            | 100         | 1,216        | 41,900               |
| FEP       | 240              | 85          | 204          | 7,029                |
| TOTALS    | 1,456            |             | 1,420        | 48,929               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |             |   |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|-------------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 2              | 0351       | CARPORT MT  | 0 100   | 14 | 35 | 490.00 | SF | 10.00 | 10.00          | 100       | 2021    | 2021        | 3 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                | 000102   | C   | SFR/MH               | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   |

REVIEW DATE 11/22/2019 BY KBA

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                      | 02  | 1,420     | 117.2000    | 82.04          | 116,497        | 1997 | 1997 | 0    | 0    | 0 | 58.00 | 42.00  |  |
| 1 M/H 94+ - 100% - 2021 Heated Area: 1420 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |   |       |        |  |



|                            |  |  |  |  |  |  |  |  |  |          |  |           |  |
|----------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|--|
| 43601 RATLIFF RD, CALLAHAN |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |  |
|                            |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE |  |
|                            |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 48,929    |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 4,753     |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 35,000    |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 88,682    |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 16,357    |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 72,325    |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 52,325    |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 20,000    |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 88,682    |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 75,803    |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21015546   | CARPORT     | 14,670 | 11/09/2021 |
| MH961427   | MH MOVE-ON  | 0      | 07/01/1996 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2363/0618                     | 5/21/2020 | WD           | Q      | I      | 01        | 78,000        |  |
| GRANTOR: O'BRIEN MARK & CINDY |           |              |        |        |           |               |  |
| GRANTEE: PARKER ANGELA        |           |              |        |        |           |               |  |
| 1621/0225                     | 5/22/2009 | WD           | U      | I      | 38        | 55,000        |  |
| GRANTOR: JONES WANDA A        |           |              |        |        |           |               |  |
| GRANTEE: O'BRIEN MARK & CIND  |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W76 S16 E47 FEP=[YR=2008] S12 E20 N12 W20\$ E29 N16\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|
| 4,753       |          |     |                      |     |     |          |       |       |             |           |     |          |        |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1           | 000102   | C   | SFR/MH               | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   |

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

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