LOTS 1 & 2 R433638
IN OR 2611/1478
RATLIFF ACRES UNR

PITTS EDWARD R
471 LOGAN AVE
ORAGNE PARK, FL 42065

2023

16-1N-25-2900-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

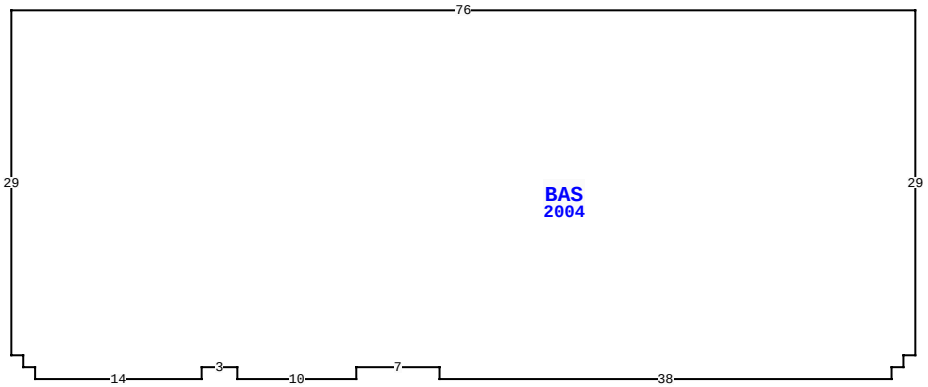
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,340	100	2,340	42,232
TOTALS	2,340		2,340	42,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	2,340	64.4600	45.12	105,581	2004	2004	0	0	40	44.00	40.00

1 M/H 94+ – 0% - 2023 Heated Area: 2340 HX Base Yr



43263 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,232
TOTAL MARKET OB/XF VALUE	14,499
TOTAL LAND VALUE - MARKET	104,840
TOTAL MARKET VALUE	161,571
SOH/AGL Deduction	0
ASSESSED VALUE	161,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,571
TOTAL JUST VALUE	161,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4345	MH MOVE-ON	0	03/01/2004
P7772	NEW CONSTR	0	03/01/2004
E951178	H/AC	0	06/01/1995
M94599	CHNGE SRVC	3,094	10/01/1994
7647	MH MOVE-ON	16,500	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1478	12/30/2022	WD	Q	I	01	195,000
GRANTOR: JUNE 2021 LAND TRUST						
GRANTEE: PITTS EDWARD R						
2477/0086	6/24/2021	CT	U	I	18	145,100
GRANTOR: CLERK OF COURT						
GRANTEE: JUNE 2021 LAND TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 E1 S1 E1 S1 E14 N1 E3 S1 E10 N1 E7 S1 E38 N1 E1 N1 E1 N29$.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1989	1989	3	20	128	
3	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1990	1990	3	20	5,040	
4	0681	POLE SHED	0	0	22	18	396.00	SF	15.00	15.00	100	1991	1991	3	20	1,188	
5	0351	CARPORT MT	0	0	15	25	375.00	SF	10.00	10.00	100	1970	1970	3	20	750	
8	0940	SHEDS/PORT	0	0	25	10	250.00	SF	15.00	15.00	100	1990	1990	3	20	750	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
10	0350	CARPORT WD	0	0	19	20	380.00	SF	13.00	13.00	100	1985	1985	3	20	988	
11	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 14,499

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	0	0005	OR	0.00	0.00	7.80	AC		1.00	1.00	0.80	16,000.00	12,800.00	99,840							
2	009530	C	POND	0					2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 10/18/2022 BY KBA Total Acres: 9.80 Total Land Value: 104,840 Market: 0 Agricultural: 0 Common: 104,840 PRINTED 08/02/2023 BY SYS