PT LOT 4
IN OR 2549/1557
RATLIFF ACRES UNR

ROVELLI BROOKE
43303 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0004-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

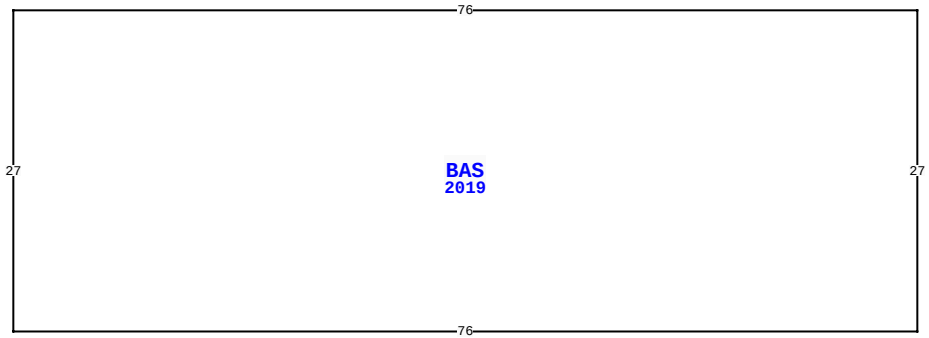
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	154,958
TOTALS	2,052		2,052	154,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.0000	81.20	166,622	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 0% - 2023 Heated Area: 2052 HX Base Yr



43303 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	154,958
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	89,950
TOTAL MARKET VALUE	244,908
SOH/AGL Deduction	0
ASSESSED VALUE	244,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,908
TOTAL JUST VALUE	244,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,628

BLDG:2:5: 2018 CLAYTON (MODEL:BREEZE 2) (2020)
BLDG:2:3: RP#12786461/12786460
BLDG:2:1: DW/MH/ID:WHC023669GA/B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010520	CO ISSUED	0	10/17/2018
18003828	MH MOVE-ON	0	08/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1557	2/28/2022	WD	Q	I	01	253,000
GRANTOR: BALOUTA RAFAT & ANGEL						
GRANTEE: ROVELLI BROOKE						
1864/0950	6/14/2013	WD	Q	I	02	25,000
GRANTOR: FARWELL JEFFERY M						
GRANTEE: BALOUTA RAFAT & ANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S27 E76 N27$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,950							

REVIEW DATE 05/26/2023 BY KWA Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 08/02/2023 BY SYS