LOT 5 IN OR 846/375
2009 CARR DW/MH
RATLIFF ACRES UNR

JONES ORVILLE C
P O BOX 1696
CALLAHAN, FL 32011-1696

2023

16-1N-25-2900-0005-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

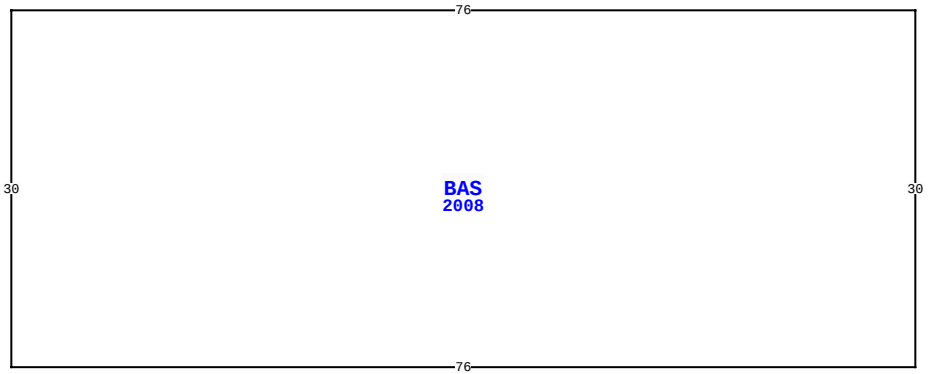
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	119,304
TOTALS	2,280		2,280	119,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	81.76	186,413	2008	2008	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2009 Heated Area: 2280 HX Base Yr 2009



43311 RATLIFF RD, CALLAHAN

BLD DATE	02/26/2009	DJ	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		119,304
TOTAL MARKET OB/XF VALUE		10,752
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		210,056
SOH/AGL Deduction		77,456
ASSESSED VALUE		132,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,600
TOTAL JUST VALUE		210,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5132	CO ISSUED	0	11/17/2008
M14174	H/AC	0	10/01/2008
P13497	NEW CONSTR	0	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0846/0375	8/25/1998	WD	Q	I		70,000
GRANTOR: JIRAN LOUIS F						
GRANTEE: JONES ORVILLE C						
0116/0657	1/01/1971	TA	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

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
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1979	1979	3	20	4,032	
4	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	1985	1985	3	20	6,720	

LAND DESCRIPTION

TOTAL OB/XF 10,752

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 11/25/2019 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS