

JOHNSON KEVIN R
43327 RATLIFF RD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 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 Units

1.

1. 100
0 100

BUD8 Adjustme

06

DIST 1D 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

1,064

100

1,064

22,034

UOP

240

25

60

1,243

TOTALS

1,304

1,124

23,277

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

1

0940

SHEDS/PORT

0

0

20

10

200.00

SF

19.50

19.50

100

1983

1983

3

20

780

3

0351

CARPORT MT

0

0

18

18

324.00

SF

5.90

5.90

100

2007

2007

3

35

669

4

0820

WOOD WALK

0

0

25

4

100.00

SF

11.75

11.75

100

2007

2007

3

40

470

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

OR

0.00

0.00

1.01

AC

1.00

1.00

1.00

35,000.00

35,000.00

35,350

REVIEW DATE

03/25/2022

BY

HSA

Total Acres:

1.01

Total Land Value:

35,350

Market:

0

Agricultural:

0

Common:

35,350

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,124

106.2000

69.03

77,590

1992

1992

0

0

0

70.00

30.00

1 M/H 93- - 0% - 0

Heated Area: 1064

HX Base Yr

76

14

32

44

20

12

20

BAS 2005

UOP 2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

43325 RATLIFF RD, CALLAHAN

Sales Data

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2402/0236

9/16/2020

QC

U

I

11

100

GRANTOR: JOHNSON RAYMOND N

GRANTEE: JOHNSON KEVIN R

1770/1327

12/16/2011

WD

U

I

40

15,000

GRANTOR: PICKARD SHEILA M & HA

GRANTEE: JOHNSON RAYMOND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S14 E44 UOP=[YR=2005] S12 E20 N12 W20\$ E32 N14\$.

NASSAU COUNTY PROPERTY

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