PT OF LOT 6 (S-1)
IN OR 2402/241
RATLIFF ACRES UNR

JOHNSON KEVIN R
43327 RATLIFF RD
CALLAHAN, FL 32011

**2023**

**16-1N-25-2900-0006-0010**

## 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 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| 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 | 05 | Quality Level 05 |

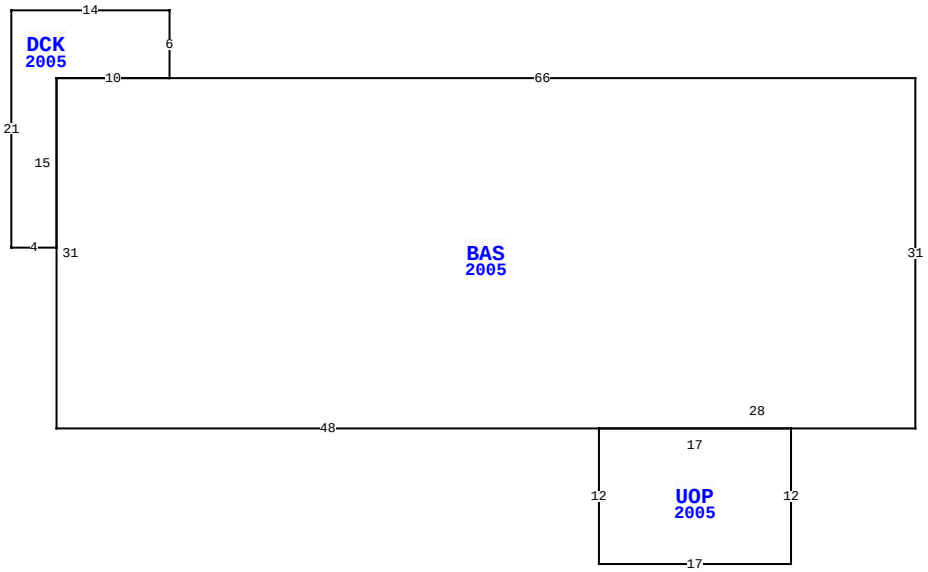
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,356 | 100 | 2,356 | 132,767 |
| DCK | 144 | 15 | 22 | 1,240 |
| UOP | 204 | 25 | 51 | 2,874 |
| TOTALS | 2,704 | | 2,429 | 136,881 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,429 | 143.7600 | 100.63 | 244,430 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ - 100% - 2021 Heated Area: 2356 HX Base Yr 2021




43327 RATLIFF RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 136,881 |
| TOTAL MARKET OB/XF VALUE | | 624 |
| TOTAL LAND VALUE - MARKET | | 71,820 |
| TOTAL MARKET VALUE | | 209,325 |
| SOH/AGL Deduction | | 48,245 |
| ASSESSED VALUE | | 161,080 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 111,080 |
| TOTAL JUST VALUE | | 209,325 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 156,388 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/0241 | 9/16/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNSON RAYMOND N EST | | | | | | |
| GRANTEE: JOHNSON KEVIN R | | | | | | |
| 1799/0971 | 12/16/2011 | WD | U | I | 11 | 100 |
| GRANTOR: PICKARD HARLAN V III | | | | | | |
| GRANTEE: JOHNSON RAYMOND N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W66 DCK=[YR=2005] N6 W14 S21 E4 N15 E10$ W10 S31 E48 UOP=[YR=2005] S12 E17 N12 W17$ E28 N31$ .

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 10 | 160.00 | SF | 19.50 | 19.50 | 100 | 2001 | 2001 | 3 | 20 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 624

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 3.99 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 71,820 | | | | | | | |

REVIEW DATE 10/18/2022 BY KBA Total Acres: 3.99 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/02/2023 BY SYS