E1/2 OF LOT 7
IN OR 710 PG 1343
RATLIFF ACRES UNR

DUNHAM JACK M & LAURA A FAHM
P O BOX 275
CALLAHAN, FL 32011

2023

16-1N-25-2900-0007-0010

BUILDING CHARACTERISTICS

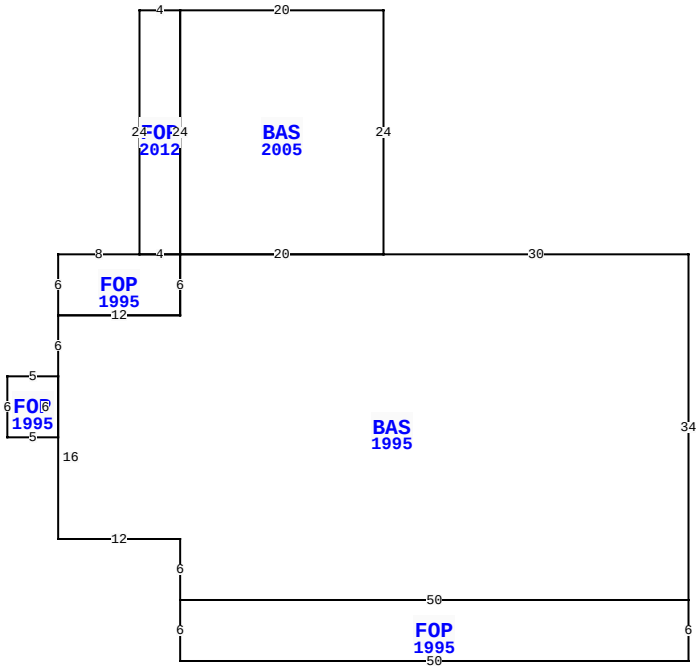
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	213,623
BAS	480	100	480	52,209
FOP	30	30	9	979
FOP	72	30	22	2,393
FOP	300	30	90	9,789
FOP	96	30	29	3,154
TOTALS	2,942		2,594	282,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,594	102.6240	121.87	316,131	1995	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 1996 Heated Area: 2444 HX Base Yr 1996



43343 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		282,147
TOTAL MARKET OB/XF VALUE		19,808
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		389,455
SOH/AGL Deduction		211,202
ASSESSED VALUE		178,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,253
TOTAL JUST VALUE		389,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984801	GARAGE	27,000	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/1343	8/05/1994	WD	Q	V		14,000

GRANTOR: CONNER DANIEL A
GRANTEE: DUNHAM JACK M & FAH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W30 BAS=[YR=2005] N24 W20 FOP=[YR=2012] W4 S24 FOP=[YR=1995] W8 S6 E12N6 W4$ E4 N24$ S24 E20$ W20 S6 W12 S6 FOP=[YR=1995] W5 S6 E5N6$ S16 E12 S6 FOP=[YR=1995] S6 E50 N6 W50$ E50 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	21.30	21.30	100	1995	1995	3	20	409	
3	0510	GARAGE WD-	0	100	30	36	1,080.00	SF	35.00	35.00	100	1998	1998	3	27	10,206	
4	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	1998	1998	3	77	3,148	
5	0811	CONCRETE B	0	100	22	24	528.00	SF	5.20	5.20	100	2005	2005	3	87	2,389	
6	0855	CONC PAVER	0	100	0	0	143.00	SF	7.00	7.00	100	2007	2007	3	89	891	

LAND DESCRIPTION

TOTAL OB/XF 19,808

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 10/18/2022 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS