

PT OF LOT 7 (S-2 & S-3)
IN OR 1805/1903
1997 FLEE SW/MH

WATERS BARBARA ANN
43337 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0007-0020



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 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	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	1,216	100	1,216	41,900
DCK	256	15	38	1,310
UOP	256	25	64	2,205
TOTALS	1,728		1,318	45,414

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000
5	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.14	AC	
2	000115	C	SFR ACRES	100			0.00	0.00	1.36	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,318	117.2000	82.04	108,129	1997	1997	0	0	0	58.00	42.00	
2 M/H 94+ - 100% - 2009 Heated Area: 1216 HX Base Yr 2009													
16 16 16 16 16 16 16 16 16 16 16 16 16 16													
16 40 36 16 76 16 16 16 16 16 16 16 16 16													
43337 RATLIFF RD, CALLAHAN													
BLD DATE 05/09/2007 DJ XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		45,414	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		87,500	
TOTAL MARKET VALUE		144,914	
SOH/AGL Deduction		74,021	
ASSESSED VALUE		70,893	
TOTAL EXEMPTION VALUE		HX HB 45,893	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		144,914	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971962	MH MOVE-ON	0	11/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1805/1903	8/02/2012	WD U	I	I	30	100	
GRANTOR: WATERS BOBBY & BARBAR							
GRANTEE: WATERS BARBARA ANN							
1594/1708	11/26/2008	WD U	I	I	01	100	
GRANTOR: WATERS BOBBY & BARBAR							
GRANTEE: WATERS BOBBY & BARB							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W36 UOP=[YR=2012] N16 W16 DCK=[YR=2012] W16 S16 E16 N16\$ S16 E16\$ W40 S16 E76 N16\$.											