E1/2 OF LOT 8
IN OR 2051/223
RATLIFF ACRES UNR

ALEXANDER GEORGE R & JULIE A
43355 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0008-0010

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

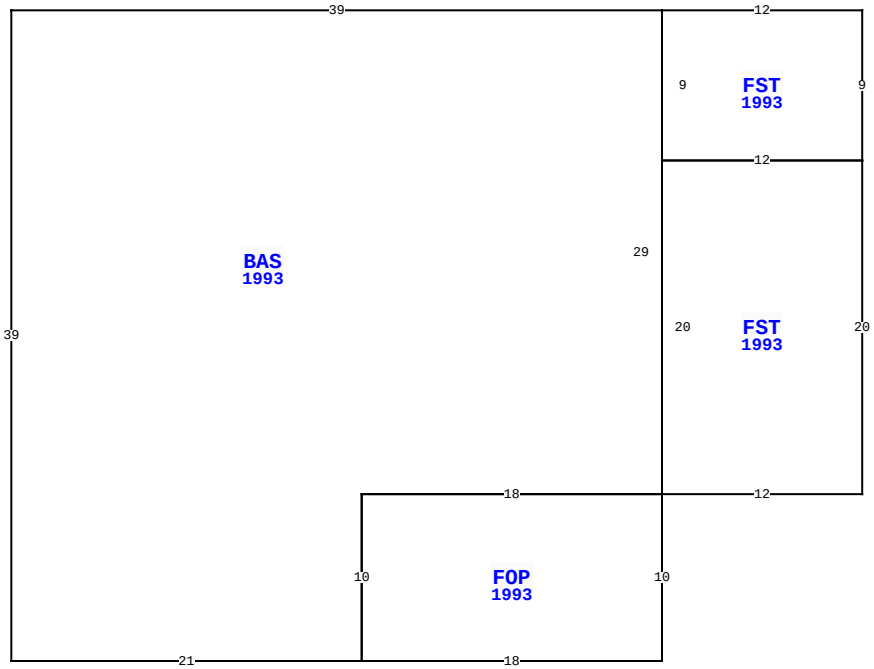
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,341	100	1,341	125,065
FOP	180	30	54	5,036
FST	108	55	59	5,503
FST	240	55	132	12,311
TOTALS	1,869		1,586	147,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,586	122.2980	110.37	175,047	1984	1989	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1341 HX Base Yr 2018



43355 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		147,915
TOTAL MARKET OB/XF VALUE		22,435
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		257,850
SOH/AGL Deduction		104,584
ASSESSED VALUE		153,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,266
TOTAL JUST VALUE		257,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4147	H/AC	3,900	03/31/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2051/0223	6/01/2016	WD	Q	I	01	180,000
GRANTOR: BOATRIGHT KEVIN						
GRANTEE: ALEXANDER GEORGE R						
1629/0795	7/08/2009	WD	U	I	11	100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: BOATRIGHT KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W39 S39 E21 FOP=[YR=1993] E18 N10 FST=[YR=1993] E12 N20 W12 S20$ W18 S10$ N10 E18 N29$ S9 E12 N9$.

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	0510	GARAGE WD-	0	100	24	21	504.00	SF	26.95	26.95	100	1989	1989	3	20	2,717	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1992	1992	3	20	1,728	
5	0855	CONC PAVER	0	100	0	0	4,557.00	SF	3.00	3.00	100	2016	2016	3	97	13,261	
6	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	2016	2016	3	97	2,837	
7	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2016	2016	3	97	1,892	

LAND DESCRIPTION

TOTAL OB/XF 22,435

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 10/05/2020 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/02/2023 BY SYS