PT OF LOT 9
IN OR 2169/828
R378193 & R378194

HUNTER SHERRY ANN
43359 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0009-0020

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	04	PLYWOOD 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

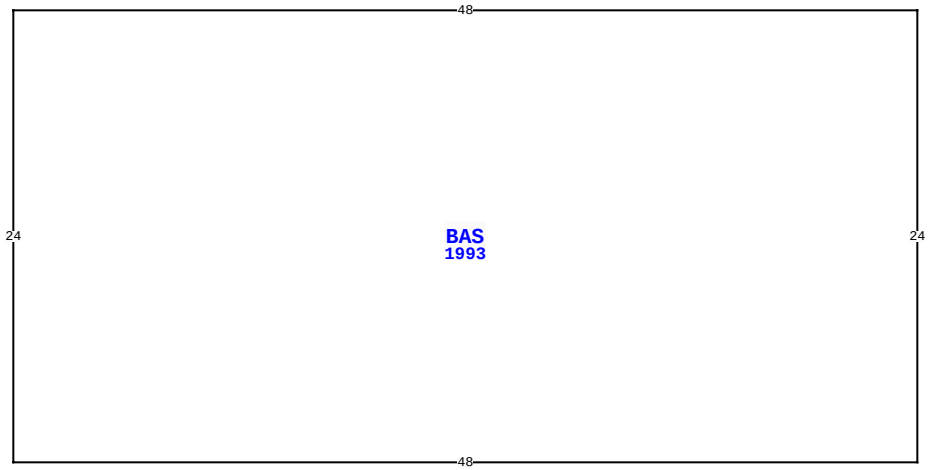
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,328
TOTALS	1,152		1,152	26,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.2000	76.18	87,759	1973	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1152 HX Base Yr 2018



43361 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		215,722
TOTAL MARKET OB/XF VALUE		17,161
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		316,883
SOH/AGL Deduction		125,965
ASSESSED VALUE		190,918
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,918
TOTAL JUST VALUE		316,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004322	CO ISSUED	0	05/16/2017
17003236	MH MOVE-ON	0	04/13/2017
E11501	CHNGE SRVC	0	07/01/2003
MH98	MH MOVE-ON	0	06/01/1998
7663	REPAIR/RRF	4,950	11/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0828	12/13/2017	FJ	U	I	11	100
GRANTOR: BROMM CHARLENE K ESTA						
GRANTEE: HUNTER SHERRY ANN						
2157/1356	11/01/2017	QC	U	I	11	100
GRANTOR: BORN TAMMY MARIE ET A						
GRANTEE: HUNTER SHERRY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	28	672.00	SF	26.25	26.25	100	1990	1990	3	20	3,528	
2	0940	SHEDS/PORT	0	100	9	16	144.00	SF	20.10	20.10	100	1989	1989	3	20	579	
3	1242	WD DECK A	0	100	10	22	220.00	SF	10.00	10.00	100	1992	1992	3	20	440	
4	1243	WD DECK F	0	100	12	8	96.00	SF	8.00	8.00	100	1989	1989	3	20	154	
5	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1998	1998	3	20	240	
6	1242	WD DECK A	0	0	10	11	110.00	SF	10.00	10.00	100	1998	1998	3	20	220	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,161

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

REVIEW DATE 10/19/2022 BY KBA Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

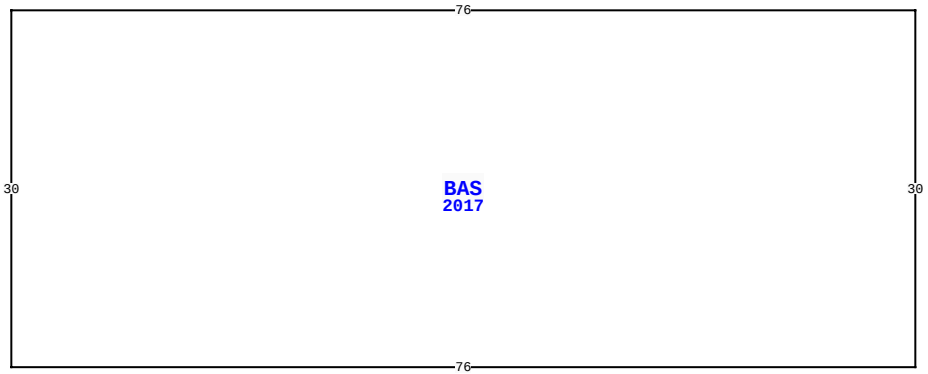
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	189,395
TOTALS	2,280		2,280	189,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	127.6000	89.32	203,650	2017	2017	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



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GRANTOR: BORN TAMMY MARIE ET A						
GRANTEE: HUNTER SHERRY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/19/2022 BY KBA Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS