



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	126,035
BAS	576	100	576	63,905
FOP	80	30	24	2,663
FOP	96	30	29	3,217
USP	264	30	79	8,765

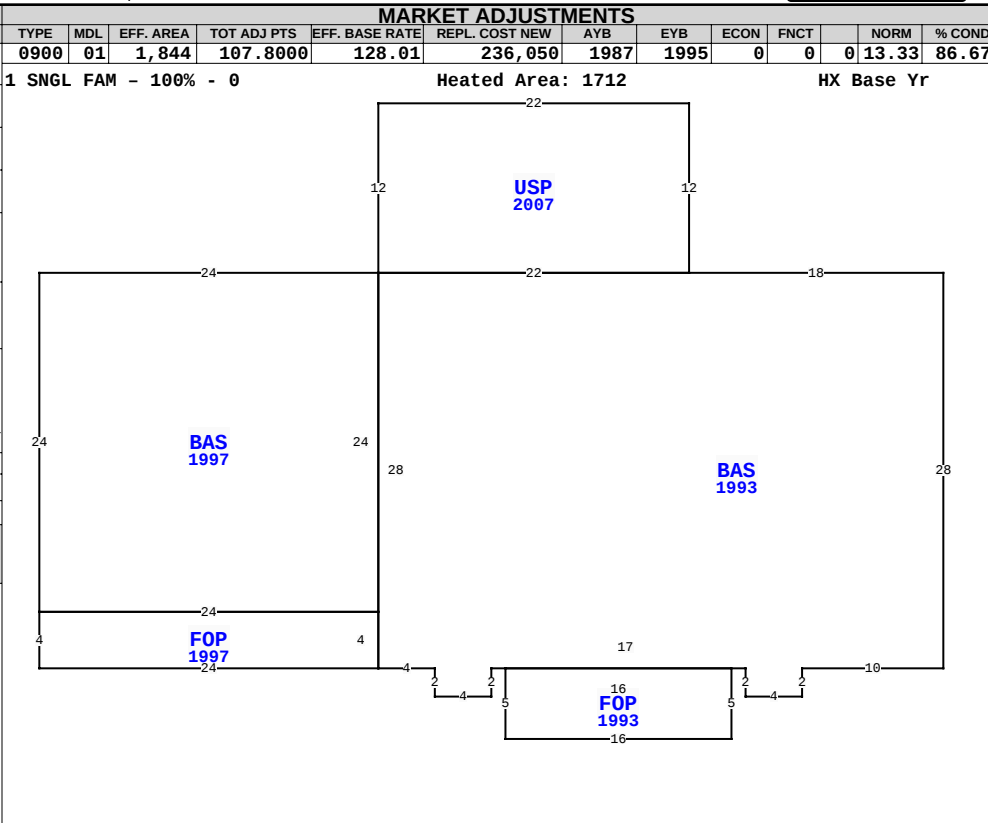
TOTALS	2,152		1,844	204,585
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	54.5	266	
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	15.00	15.00	100	1987	1987	3	20	192	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
7	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1997	1997	3	26	4,368	
9	0351	CARPORT MT	0 100	10	24	240.00	SF	10.00	10.00	100	1997	1997	3	20	480	
10	0810	CONCRETE A	0 100	10	20	200.00	SF	6.50	6.50	100	1997	1997	3	75	975	
11	0810	CONCRETE A	0 100	2	22	44.00	SF	6.50	6.50	100	1997	1997	3	75	215	
12	0810	CONCRETE A	0 100	11	21	231.00	SF	6.50	6.50	100	1994	1994	3	70	1,051	
13	0812	CONCRETE C	0 100	0	0	3,311.00	SF	4.00	4.00	100	2000	2000	3	80	10,595	
14	0861	POOL GUNIT	0 100	0	0	490.00	SF	85.00	85.00	100	2006	2006	3	48	19,992	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/IF																40,374
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 6						Tax Dist:						
BUILDING MARKET VALUE						204,585						
TOTAL MARKET OB/XF VALUE						45,142						
TOTAL LAND VALUE - MARKET						47,600						
TOTAL MARKET VALUE						297,327						
SOH/AGL Deduction						159,573						
ASSESSED VALUE						137,754						
TOTAL EXEMPTION VALUE						HX HB 50,000						
BASE TAXABLE VALUE						87,754						
TOTAL JUST VALUE						297,327						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						201,020						

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43389 RATLIFF ROAD
CALLAHAN, FL 32011

16-1N-25-2900-0011-0030

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