PT OF LOT 11
IN OR 2061/530
RATLIFF ACRES UNR

HARPMAN BENJAMIN A/DOREEN KOTY L
43397 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

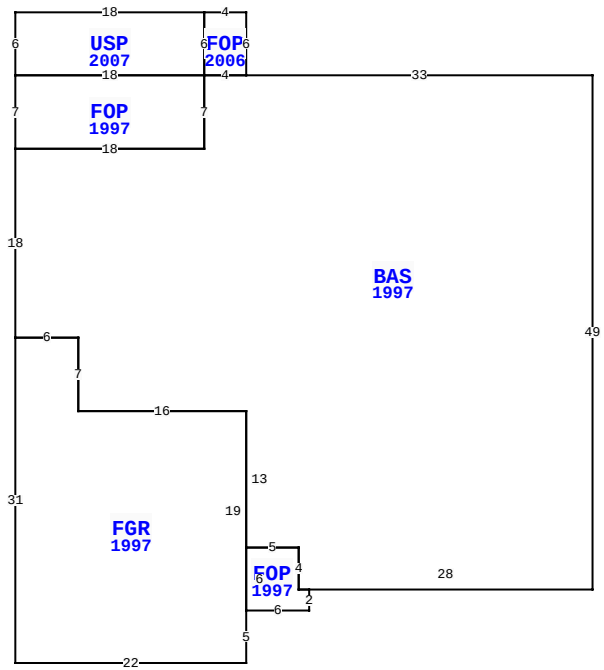
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2,133	242,811
FGR	570	55	314	35,745
FOP	32	30	10	1,139
FOP	126	30	38	4,326
FOP	24	30	7	797
USP	108	30	32	3,643
TOTALS	2,993		2,534	288,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	109.8720	130.47	330,611	1997	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2017 Heated Area: 2133 HX Base Yr 2017



43397 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		297,874
TOTAL MARKET OB/XF VALUE		67,917
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		413,391
SOH/AGL Deduction		138,219
ASSESSED VALUE		275,172
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,172
TOTAL JUST VALUE		413,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007793	REPAIR/RRF	11,760	12/01/2017
17003648	SWIM POOL	38,000	06/01/2017
B0617018	SCRN RM	6,300	11/01/2006
R09910	REPAIR/RRF	1,200	11/01/2006
B0618716	GARAGE	19,008	10/20/2006
B0617018	ADDITION	6,300	01/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0530	7/22/2016	WD	Q	I	01	297,500
GRANTOR: IRISH ROBERT T						
GRANTEE: HARPMAN BENJAMIN A						
0773/0542	10/07/1996	WD	U	V	07	100
GRANTOR: JONES BOBBY & JACQUE						
GRANTEE: IRISH ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W33FOP=[YR=2006] N6 W4 USP=[YR=2007] W18 S6 E18 N6 $ S6 E4 $W4 FOP=[YR=1997] W18 S7 E18N7$ S7 W18 S18 FGR=[YR=1997] S31 E22N5 FOP=[YR=1997] E6 N2 W1 N4 W5 S6$ N19 W16 N7 W6$ E6 S7 E16 S13 E5 S4 E28 N49$.

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	1997	1997	3	81	2,835	
2	0855	CONC PAVER	0	100	0	0	934.00	SF	10.00	10.00	100	1997	1997	3	75	7,005	
3	0855	CONC PAVER	0	100	0	0	1,458.00	SF	10.00	10.00	100	2000	2000	3	80	11,664	
4	0479	VF PICKET	0	100	0	0	144.00	LF	10.00	10.00	100	2001	2001	3	58	835	
5	0855	CONC PAVER	0	100	0	0	1,364.00	SF	10.00	10.00	100	2006	2006	3	88	12,003	
6	0462	ST/AL FNC	0	100	0	0	75.00	SF	10.00	10.00	100	2008	2008	3	56	420	
7	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2017	2017	3	87	26,918	
8	0855	CONC PAVER	0	100	0	0	643.00	SF	10.00	10.00	100	2017	2017	3	97	6,237	

LAND DESCRIPTION

TOTAL OB/XF 67,917

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	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							

REVIEW DATE 11/28/2018 BY KB Total Acres: 1.36 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

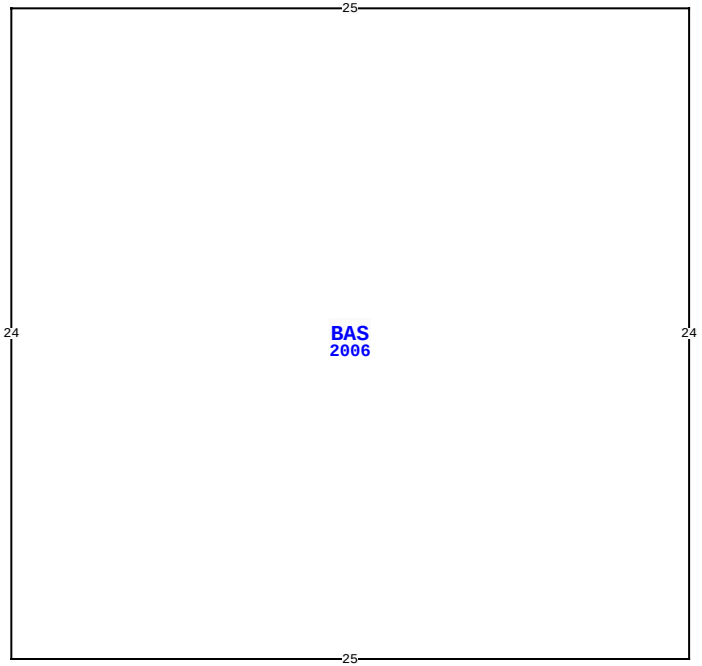
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	600	100	600	9,416
TOTALS	600		600	9,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	57.5000	20.12	12,072	2006	2006	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2017 Heated Area: 600 HX Base Yr 2017



43397 RATLIFF RD, CALLAHAN

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BASE TAXABLE VALUE		225,172
TOTAL JUST VALUE		413,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M962063	H/AC	0	02/01/1997
B963429	NEW CONSTR	90,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0530	7/22/2016	WD	Q	I	01	297,500
GRANTOR: IRISH ROBERT T						
GRANTEE: HARPMAN BENJAMIN A						
0773/0542	10/07/1996	WD	U	V	07	100
GRANTOR: JONES BOBBY & JACQUE						
GRANTEE: IRISH ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S24 E25 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

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 11/28/2018 BY KB Total Acres: 1.36 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 08/02/2023 BY SYS