PT OF LOT 12 S-1 & S-2
IN OR 1212/995
R360103 & R360104

DOANE WALTER CHARLES
43417 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0012-0010

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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

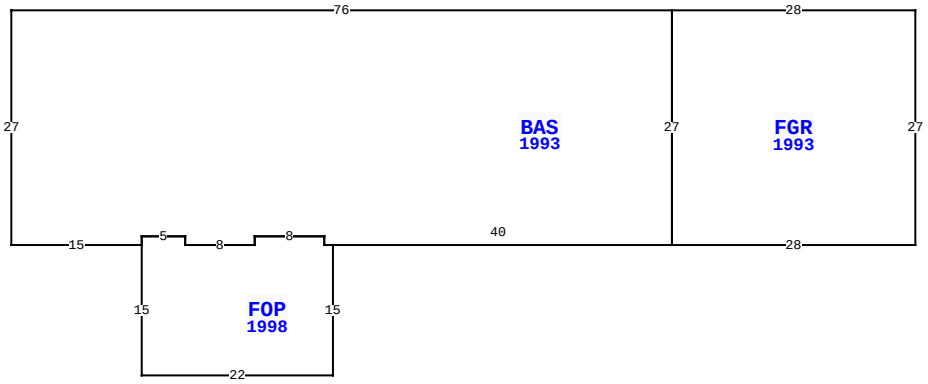
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	2,039	46,599
FGR	756	55	416	9,507
FOP	343	30	103	2,354
TOTALS	3,138		2,558	58,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,558	117.2000	76.18	194,868	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 2039 HX Base Yr 2004



43417 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,460
TOTAL MARKET OB/XF VALUE		10,897
TOTAL LAND VALUE - MARKET		100,320
TOTAL MARKET VALUE		169,677
SOH/AGL Deduction		91,526
ASSESSED VALUE		78,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,151
TOTAL JUST VALUE		169,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974124	REPAIR/RRF	5,682	07/01/1997
8281	NEW CONSTR	0	07/07/1992
8148	GARAGE	13,328	06/03/1992
7601	MH MOVE-ON	48,100	12/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/0995	3/03/2004	WD	U	I	07	100
GRANTOR: SEARS CALVIN & PATRIC						
GRANTEE: DOANE WALTER CHARLE						
1186/1761	11/06/2003	WD	Q	I		130,000
GRANTOR: SEARS CALVIN L & PATR						
GRANTEE: DOANE WALTER CHARLE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 BAS=[YR=1993] W76 S27 E15 FOP=[YR=1998] S15 E22 N15 W1 N1 W8 S1 W8 N1 W5 S1$ N1 E5 S1 E8 N1 E8 S1 E40 N27$ S27 E28 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0940	SHEDS/PORT	0	100	20	11	220.00	SF	19.50	19.50	100	1990	1990	3	20	858	
3	1242	WD DECK A	0	100	0	0	905.00	SF	10.00	10.00	100	1990	1990	3	20	1,810	
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	1990	1990	3	20	864	
5	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	1990	1990	3	62	6,045	

LAND DESCRIPTION

TOTAL OB/XF 10,897

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	6.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	100,320							

REVIEW DATE 03/16/2021 BY KBA Total Acres: 6.27 Total Land Value: 100,320 Market: 0 Agricultural: 0 Common: 100,320 PRINTED 08/02/2023 BY SYS