

PT LOT 12 IN OR 2553/1022
ESMT OR 1028/1641
RATLIFF ACRES UNR &

BRESLAND MELISSA & BRYAN (W&H)
43405 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0012-0030



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	14	CARPET 90
Interior Floo	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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,421	100	1,421	153,588
FGR	420	55	231	24,967
FOP	128	30	38	4,107
UOP	348	20	70	7,566

TOTALS	2,317		1,760	190,229
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	614.00	SF	6.50	
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	18.30	
4	0940	SHEDS/PORT	0 100	13	10	130.00	SF	18.30	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	9.21

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,760	111.0000	131.81	231,986	1993	1998	0	0	0	18.00	82.00	

1 SNGL FAM - 100% - 2023

Heated Area: 1421

HX Base Yr 2023

The diagram shows a rectangular lot with a total width of 29 and a total depth of 29. The lot is divided into several areas:

- UOP 2020** (Unimproved Open Portion): A rectangular area at the top of the lot, measuring 29 in width and 12 in depth.
- FGR 1993** (Front Garden): A rectangular area on the left side of the lot, measuring 21 in width and 20 in depth.
- BAS 1993** (Back Yard): A large rectangular area in the center of the lot, measuring 29 in width and 29 in depth.
- FOP 1993** (Front Portion): A rectangular area at the bottom of the lot, measuring 16 in width and 8 in depth.

Dimensions are labeled along the boundaries of each area and the total lot dimensions.

43405 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023

MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			190,229
TOTAL MARKET OB/XF VALUE			6,223
TOTAL LAND VALUE - MARKET			147,360
TOTAL MARKET VALUE			343,812
SOH/AGL Deduction			65,863
ASSESSED VALUE			277,949
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			227,949
TOTAL JUST VALUE			343,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8582	NEW CONSTR	61,497	12/29/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2553/1022	4/04/2022	WD	Q	I	01	499,000	
GRANTOR: ROGERS WILLIAM A JR							
GRANTEE: BRESLAND MELISSA &							
1442/0133	9/05/2006	WD	U	I	07	100	
GRANTOR: BAKER NATALIE DENISE							
GRANTEE: ROGERS WILLIAM A JR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 UOP=[YR=2020] N12 W29 S12 E29\$ W29									
FGR=[YR=1993] W20 S21 E20 N21\$ S29 E20 FOP=[YR=1993] S8 E16									
N8 W16\$ E29 N29\$.									