LOT 13
IN OR 2454/244
RATLIFF ACRES UNR

ALVAREZ ANGEL
43441 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0013-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

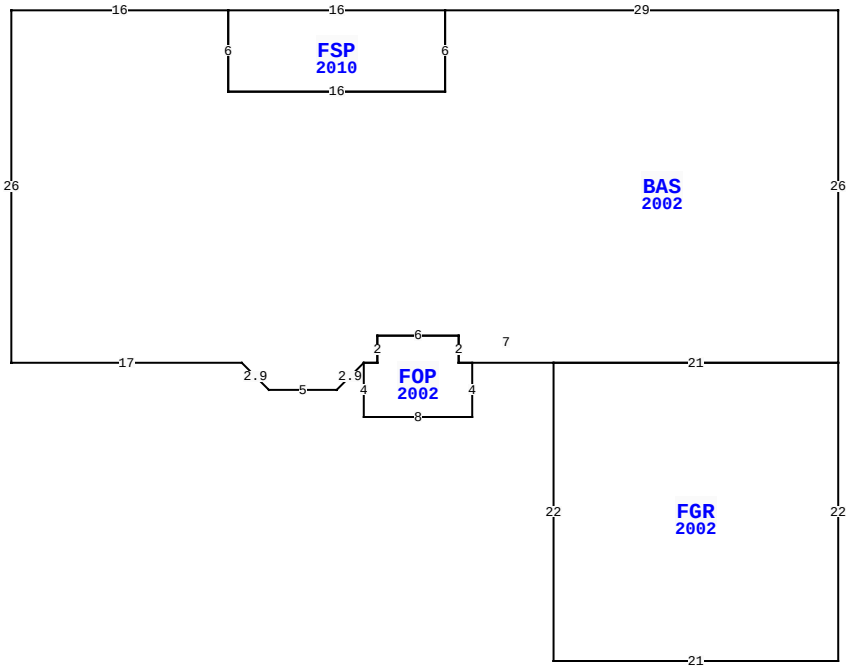
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100	1,492	130,034
FGR	462	55	254	22,137
FOP	44	30	13	1,133
FSP	96	40	38	3,312
TOTALS	2,094		1,797	156,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	107.0000	96.57	173,536	2002	2002	0	0	0	9.75	90.25

2 SINGLE FAM – 0% - 0 Heated Area: 1492 HX Base Yr



43441 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	156,616
TOTAL MARKET OB/XF VALUE	9,041
TOTAL LAND VALUE - MARKET	85,978
TOTAL MARKET VALUE	251,635
SOH/AGL Deduction	8,877
ASSESSED VALUE	242,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,758
TOTAL JUST VALUE	251,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003440	REPAIR/RRF	10,295	03/22/2021
M5777	H/AC	0	03/01/2002
P5300	NEW CONSTR	0	01/01/2002
B018988	NEW CONSTR	115,105	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0244	4/16/2021	WD	Q	I	01	249,900
GRANTOR: HUTTO GREGORY DONNIE						
GRANTEE: ALVAREZ ANGEL						
2405/1585	11/02/2020	FJ	U	I	11	100
GRANTOR: HUTTO BETTY SUSAN EST						
GRANTEE: HUTTO GREGORY DONNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W29 FSP=[YR=2010] W16 S6 E16 N6$ S6 W16 N6 W16 S26 E17 D2 R2 E5 U2 R2 FOP=[YR=2002] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E7 FGR=[YR=2002] S22 E21 N22 W21$ E21 N26$.

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
2	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	100	1987	1987	3	54.5	478	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
6	0812	CONCRETE C	0	0	0	0	1,662.00	SF	4.00	4.00	100	2002	2002	3	83	5,518	

LAND DESCRIPTION

TOTAL OB/XF 9,041

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	0		OR	0.00	0.00	2.89	AC		1.00	1.00	0.85	35,000.00	29,750.00	85,978							

REVIEW DATE 06/14/2021 BY KB Total Acres: 2.89 Total Land Value: 85,978 Market: 0 Agricultural: 0 Common: 85,978 PRINTED 08/02/2023 BY SYS