PT OF LOT 13
IN OR 567/556
RATLIFF ACRES UNR

MORRISSEY RICHARD JR/MORRISSEY PATRICIA
43445 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0013-0010

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	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

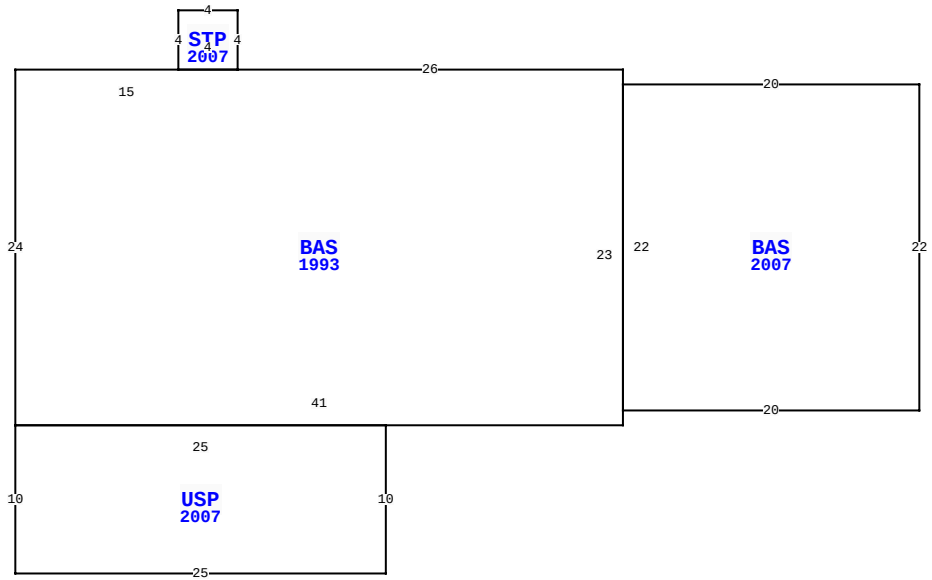
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	81,376
BAS	440	100	440	36,387
STP	16	10	2	165
USP	250	30	75	6,203
TOTALS	1,690		1,501	124,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	108.1200	97.58	146,468	1985	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1424 HX Base Yr



43445 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		124,132
TOTAL MARKET OB/XF VALUE		5,688
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		191,070
SOH/AGL Deduction		95,314
ASSESSED VALUE		95,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,756
TOTAL JUST VALUE		191,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972212	H/AC	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0567/0556	4/11/1989	WD	Q	I		43,000
GRANTOR: HUTTO GREGORY & R						
GRANTEE: MORRISSEY RICHARD J						
0429/0650	8/01/1984	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 BAS=[YR=1993] N1 W26 STP=[YR=2007] N4 W4 S4 E4$ W15 S24 USP=[YR=2007] S10 E25 N10 W25$ E41 N23$ S22 E20 N22$.

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	0810	CONCRETE A	0	100	0	0	185.00	SF	6.50	6.50	100	1990	1990	3	62	746	
2	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2000	2000	3	29	3,480	
3	0681	POLE SHED	0	100	21	16	336.00	SF	15.00	15.00	100	2000	2000	3	29	1,462	

LAND DESCRIPTION

TOTAL OB/XF 5,688

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	1.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,250							

REVIEW DATE 06/01/2017 BY KBX Total Acres: 1.75 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 08/02/2023 BY SYS