

PT OF LOT 13
IN OR 2261/1600
RATLIFF ACRES UNR

TURNAGE JONATHAN L
43433 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0013-0020



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		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,368	100	3,368	327,389
FGR	638	55	351	34,119
FOP	50	30	15	1,458
FSP	268	40	107	10,401

TOTALS	4,324		3,841	373,368
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0812	CONCRETE C	0 100	30	52	1,560.00	SF	4.00	4.00	100	1997
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997
5	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	2002
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.20	AC	
2	000115	C	SFR ACRES	100			0.00	0.00	2.42	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,841	96.3000	114.36	439,257	1997	2002	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 2020											
Heated Area: 3368											
HX Base Yr 2020											

43433 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
3	0812	CONCRETE C	0 100	30	52	1,560.00	SF	4.00	4.00	100	1997	1997	3	75	4,680	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
5	0810	CONCRETE A	0 100	0	0	420.00	SF	6.50	6.50	100	2002	2002	3	83	2,266	
6	0351	CARPORT MT	0 100	20	18	360.00	SF	10.00	10.00	100	2004	2004	3	24	864	

TOTAL OB/XF											
10,645											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						373,368					
TOTAL MARKET OB/XF VALUE						10,645					
TOTAL LAND VALUE - MARKET						161,700					
TOTAL MARKET VALUE						545,713					
SOH/AGL Deduction						290,784					
ASSESSED VALUE						254,929					
TOTAL EXEMPTION VALUE						HX HB XM 50,000					
BASE TAXABLE VALUE						204,929					
TOTAL JUST VALUE						545,713					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						373,443					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973650	NEW CONSTR	126,436	02/01/1997
R950406	REPAIR/RRF	2,000	12/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/1600	3/15/2019	WD	Q	I	01	305,000	
GRANTOR: AMOS CHRISTY L							
GRANTEE: TURNAGE JONATHAN L							
0781/0952	1/07/1997	QC	U	I	01	100	
GRANTOR: AMOS CHRISTY LYNN							
GRANTEE: AMOS MARTIN SR & CH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W30 S10 FSP=[YR=1997] W34 D7 R7 E9 S3 E18 N10\$ S10 W18 N3 W9 U8 L8 W7 S45 E3 S2 E9N2 E3 N2 E12 FOP=[YR=1997] S3 E12 N3 W3 N2 W7 S2 W2\$ E2 N2 E7 S2 E9 S10 FGR=[YR=1997] S22 E29 N22 W29\$ E27 N62\$.											