

LOT 14
IN OR 2604/1963
RATLIFF ACRES UNR

CAMACHO FRANK R JR & CHARITY R
43457 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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	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	1,766	100	1,766	195,754
FGR	528	55	290	32,146
FOP	18	30	5	554
PTO	252	5	13	1,441
SFB	264	80	211	23,388

TOTALS	2,828		2,285	253,284
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	102	5	510.00	SF	7.25	7.25	
6	0812	CONCRETE C	0	100	0	0	3,112.00	SF	4.00	4.00	
10	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	
11	0812	CONCRETE C	0	100	0	0	2,920.00	SF	4.00	4.00	
12	0300	BOAT DCK W	0	100	0	0	184.00	SF	40.00	40.00	
13	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	

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	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,285	111.0340	131.85	301,277	1977	2000	0	0	15.93	84.07
1 SNGL FAM - 100% - 2023											
Heated Area: 1977											
HX Base Yr 2023											

43457 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
4	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	2000	2000	3	27	11,016	
5	0845	KOOL DECK	0	100	102	5	510.00	SF	7.25	7.25	100	1988	1988	3	57	2,108	
6	0812	CONCRETE C	0	100	0	0	3,112.00	SF	4.00	4.00	100	1986	1986	3	52	6,473	
10	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	100	2005	2005	3	27	1,622	
11	0812	CONCRETE C	0	100	0	0	2,920.00	SF	4.00	4.00	100	2002	2002	3	83	9,694	
12	0300	BOAT DCK W	0	100	0	0	184.00	SF	40.00	40.00	100	1995	1995	3	24	1,766	
13	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	100	2022	2022	3	100	9,360	

TOTAL OB/XF											
43,509											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			350,077
TOTAL MARKET OB/XF VALUE			43,509
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			473,586
SOH/AGL Deduction			0
ASSESSED VALUE			473,586
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			423,586
TOTAL JUST VALUE			473,586
NCON VALUE			9,360
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003264	REPAIR/RRF	22,800	04/15/2020
4731	SWIM POOL	8,750	03/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2604/1963	11/14/2022	WD	Q	I	01	560,000	
GRANTOR: HAHN JAMES E & COURTN							
GRANTEE: CAMACHO FRANK R JR							
2469/0979	6/01/2021	WD	Q	I	01	519,900	
GRANTOR: YOUNG FRANK T & KARIS							
GRANTEE: HAHN JAMES E & COUR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 SFB=[YR=2020] N12 W22 PTO=[YR=2020] W21 S12 E21 N12\$ S12 E22\$ W43 S12 FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E10 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E10 S8 E22 N36\$											

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Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 80		
Interior Floor	14	CARPET 20		
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		
Quality	04	Quality Level 04		
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	720	100	720	81,990
UGR	288	45	130	14,804
TOTALS	1,008		850	96,793

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	850	141.3720	127.59	108,452	1995	2000	0	0	10.75	89.25

2 SINGLE FAM - 100% - 2023

Heated Area: 720

HX Base Yr 2023

30

24

BAS
2012

12

24

UGR
2012

30

12

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