

LOT 15 (EX SWLY 264.47 FT & S3
IN OR 1757/1654
RATLIFF ACRES UNR

THE ABT & DHT FAMILY PARTNERSHIP LTD
540111 US HWY 1
CALLAHAN, FL 32011

2023

16-1N-25-2900-0015-0000



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	11	CLAY TILE 100
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,765	100	1,765	149,800
FCP	594	25	148	12,561
FEP	456	80	365	30,978
FEP	459	80	367	31,149
FGR	600	55	330	28,008
FOP	15	30	4	339

TOTALS	3,889		2,979	252,836
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	0	16	40	640.00	SF	85.00
3	0201	BARN WD 10	0	0	0	0	2,336.00	SF	17.00
4	1242	WD DECK A	0	0	9	52	468.00	SF	10.00
5	0811	CONCRETE B	0	0	0	0	600.00	SF	5.20
6	0845	KOOL DECK	0	0	0	0	872.00	SF	7.25
7	0812	CONCRETE C	0	0	0	0	4,001.00	SF	4.00
8	0471	VINYL FNC	0	0	0	0	30.00	LF	32.00
9	0469	VF LATTIC	0	0	0	0	24.00	SF	5.50
10	0681	POLE SHED	0	0	12	13	156.00	SF	15.00

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	0		OR	0.00	0.00	1.90

REVIEW DATE 03/16/2021 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,979	103.2120	122.56	365,106	1977	1977	0	0	0	30.75	69.25
1 SNGL FAM - 0% - 0 Heated Area: 1765 HX Base Yr												

44103 WOODRIDGE DR, CALLAHAN	BLD DATE 06/27/2008	JWKW	LGL DATE
	XF DATE 06/27/2008	JWKW	LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF												
38,694	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
35,000.00	35,000.00	66,500										

Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	252,836		
TOTAL MARKET OB/XF VALUE	55,332		
TOTAL LAND VALUE - MARKET	66,500		
TOTAL MARKET VALUE	374,668		
SOH/AGL Deduction	53,951		
ASSESSED VALUE	320,717		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	320,717		
TOTAL JUST VALUE	374,668		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,561		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951750	CHNGE SRVC	0	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1757/1654	8/26/2011	WD	U	I	38
GRANTOR: BRYCER KATHERINE					
GRANTEE: THE ABT & DHT FAMIL					
1565/1567	5/09/2008	WD	U	I	07
GRANTOR: D&M SOLUTIONS LLC					
GRANTEE: BRYCER KATHERINE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FEP=[YR=1993] W24 FEP=[YR=1993] N5 W27 BAS=[YR=1993] W22 S49 E22 N6 E11 FOP=[YR=1993] E5 N3 W5 S3\$ N3 E5 S3 E11 FGR=[YR=1993] S6 E24 FCP=[YR=2007] E27 N22 W27 S22\$ N25 W24 S19\$ N26 W27 N17\$ S17 E27 N12\$ S19 E24 N19\$.					

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