LOT 17 R106937
IN OR 1820/300
R672144 & R672145 & R672156

HUNT DEBORAH M
43501 RATLIFF RD
CALLHAN, FL 32011

2023

16-1N-25-2900-0017-0000

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

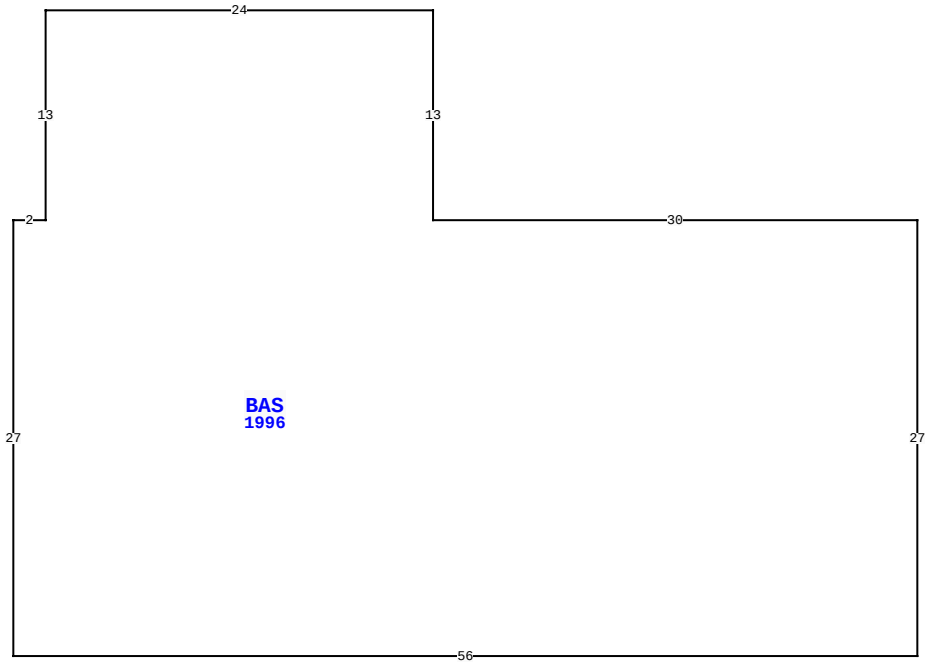
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	60,061
TOTALS	1,824		1,824	60,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	117.6000	82.32	150,152	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



43501 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	81,355
TOTAL MARKET OB/XF VALUE	26,380
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	187,735
SOH/AGL Deduction	33,391
ASSESSED VALUE	154,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,344
TOTAL JUST VALUE	187,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25224	DEMOLITION	101	10/01/2011
MH003081	MH MOVE-ON	0	04/01/2000
MH961375	MH MOVE-ON	0	07/01/1996
BP4163	N/A	12,300	06/01/1987
3436	N/A	9,500	06/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1820/0300	10/19/2012	WD	U	I	11	100
GRANTOR: MERRITT JOHN A						
GRANTEE: HUNT DEBORAH M						
1816/0093	9/27/2012	WD	U	I	30	3,500
GRANTOR: MERRITT JOHN A						
GRANTEE: HUNT DEBORAH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W30 N13 W24 S13 W2 S27 E56 N27$.

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	0511	GARAGE CB-	0	0	20	49	980.00	SF	26.80	26.80	100	1981	1981	3	38	9,980	
6	0810	CONCRETE A	0	0	9	9	81.00	SF	6.50	6.50	100	1983	1983	3	44	232	
7	0810	CONCRETE A	0	0	8	6	48.00	SF	6.50	6.50	100	1983	1983	3	44	137	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
12	1242	WD DECK A	0	0	0	0	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
13	1242	WD DECK A	0	0	0	0	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	
14	0810	CONCRETE A	0	0	30	11	330.00	SF	6.50	6.50	100	1981	1981	3	38	815	
15	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
16	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 26,380

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 01/22/2018 BY KBX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

LOT 17 R106937
IN OR 1820/300
R672144 & R672145 & R672156

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

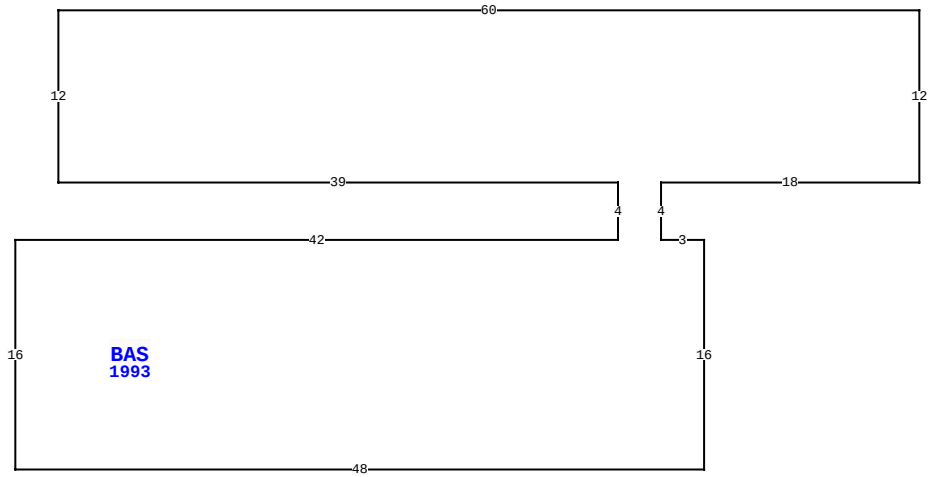
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	21,294
TOTALS	1,500		1,500	21,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,500	72.8000	47.32	70,980	1972	1972	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1500 HX Base Yr



43501 RATLIFF RD, CALLAHAN

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XF DATE		LAND DATE	05/19/2023 MLU
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TOTAL JUST VALUE	187,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1816/0093	9/27/2012	WD	U	I	30	3,500
GRANTOR: MERRITT JOHN A						
GRANTEE: HUNT DEBORAH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E39 S4 W42 S16 E48 N16 W3 N4 E18 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/22/2018 BY KBX Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS