

PT OF LOT 21
IN OR 903/700
RATLIFF ACRES UNR

HALL BETTY JO WATERS PETERSON
43552 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0021-0000



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	1,269	100	1,269	104,250
FGR	594	55	327	26,863
FOP	105	30	32	2,629
SFB	252	80	202	16,594

TOTALS	2,220		1,830	150,337
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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
2	0680	POLE SHED	0	100	12	8		96.00	SF 10.00	100	1980
3	0940	SHEDS/PORT	0	100	12	18		216.00	SF 30.00	100	1996
4	0810	CONCRETE A	0	100	0	0		110.00	SF 6.50	100	2007

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	2.23	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,830	99.9000	118.63	217,093	1975	1977	0	0	30.75	69.25
1 SNGL FAM - 100% - 0											
Heated Area: 1471											
HX Base Yr											

TOTAL OB/XF											
2,124											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			150,337
TOTAL MARKET OB/XF VALUE			2,124
TOTAL LAND VALUE - MARKET			78,050
TOTAL MARKET VALUE			230,511
SOH/AGL Deduction			138,929
ASSESSED VALUE			91,582
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			36,582
TOTAL JUST VALUE			230,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0903/0700	10/13/1999	QC	U	I	01	100	
GRANTOR: WATERS BETTY JO							
GRANTEE: WATERS BETTY JO							
0126/0650	6/23/1972	WD	Q	V		8,500	
GRANTOR: ADAMS WILLIS & DOROTH							
GRANTEE: WATERS WADE H & BET							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W2 SFB=[YR=2007] N12 W21 S12 E21\$ W45 S27 E26 FOP=[YR=1993] S5 E21 N5 W21\$ E21 N27\$ S27 E22 N27\$.											