

ALL OF LOT 22
IN OR 428/146 & OR 483/146
RATLIFF ACRES UNR

BURNS KATHY D
43508 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0022-0000



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	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	02	Quality Level 02
DOR CODE	5000	IMPROVED AG

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	2,079	100	2,079	193,572
BAS	536	100	536	49,906
FCP	624	25	156	14,525
FCP	104	25	26	2,421
FOP	18	30	5	466

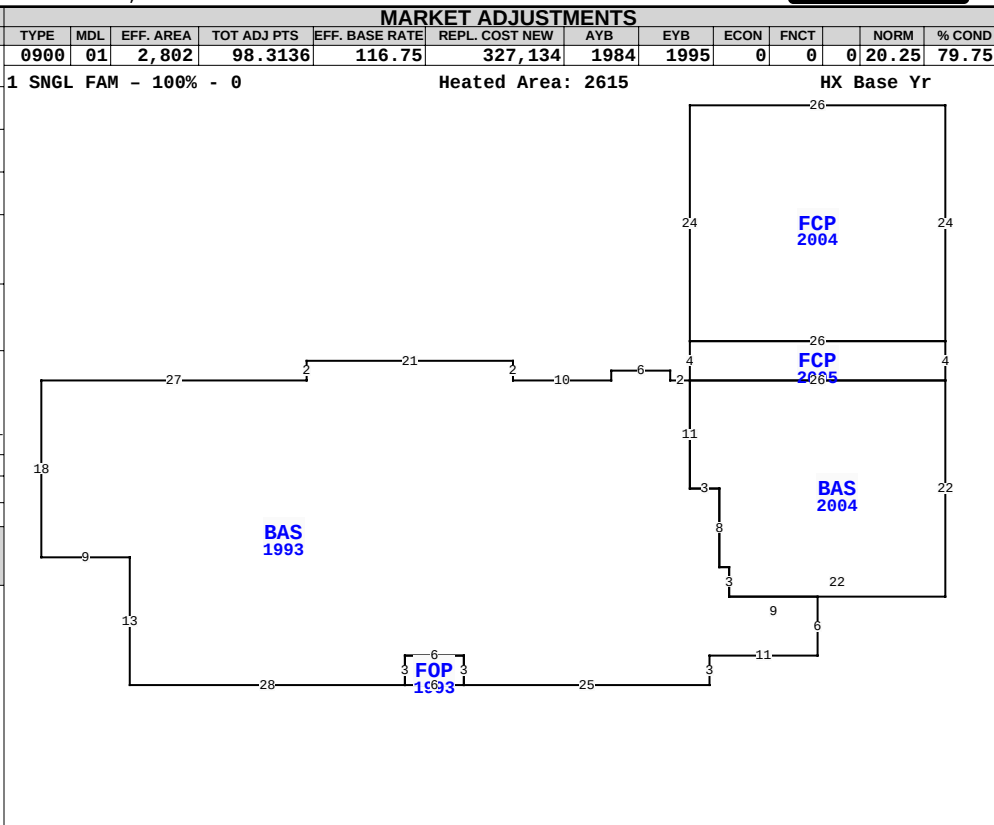
TOTALS	3,361		2,802	260,889
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
3	0940	SHEDS/PORT	0 100	12	19	228.00	SF	30.00	30.00	100	1984	1984	3	20	1,368	
5	0810	CONCRETE A	0 100	61	3	183.00	SF	6.50	6.50	100	1984	1984	3	47	559	
8	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00	100	1988	1988	3	20	8,704	
9	0510	GARAGE WD-	0 100	47	20	940.00	SF	35.00	35.00	100	1983	1983	3	20	6,580	
10	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
11	0812	CONCRETE C	0 100	0	0	2,900.00	SF	4.00	4.00	100	2004	2004	3	86	9,976	
13	1127	BRICK 8"	0 100	120	0	240.00	SF	11.00	11.00	100	1988	1988	3	85	2,244	
14	0461	IRON FENCE	0 100	10	4	40.00	SF	8.50	8.50	100	1990	1990	3	70	238	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	6.25	AC		1.00	1.00	1.00	440.00	440.00	2,750							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	6.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	100,000							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
228.00	SF	30.00	30.00	100	1984	1984	3	20	1,368	
183.00	SF	6.50	6.50	100	1984	1984	3	47	559	
512.00	SF	85.00	85.00	100	1988	1988	3	20	8,704	
940.00	SF	35.00	35.00	100	1983	1983	3	20	6,580	
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2,900.00	SF	4.00	4.00	100	2004	2004	3	86	9,976	
240.00	SF	11.00	11.00	100	1988	1988	3	85	2,244	
40.00	SF	8.50	8.50	100	1990	1990	3	70	238	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 2	6
VALUATION BY				STANDARD	
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				260,889	
TOTAL MARKET OB/XF VALUE				44,085	
TOTAL LAND VALUE - MARKET				169,250	
TOTAL MARKET VALUE				370,724	
SOH/AGL Deduction				216,945	
ASSESSED VALUE				153,779	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				98,779	
TOTAL JUST VALUE				474,224	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				258,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25038	REMODEL	4,057	08/01/2011
B12361	ADDITION	30,000	03/04/2004
R5132	REPAIR/RRF	2,400	06/01/2003
4819	SWIM POOL	12,050	04/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0375/0739	12/01/1982	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						
0335/0329	4/01/1981	WD	Q	I		105,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004] W26 S24 FCP=[YR=2005] S4 BAS=[YR=1993] W2 N1 W6
S1 W10 N2 W21 S2 W27 S18 E9 S13 E28 FOP=[YR=1993] E6 N3 W6
S3\$ N3 E6 S3 E25 N3 E11 N6 W9 N3 W1 N8 W3 N11\$ BAS=[YR=2004]
S11 E3 S8 E1 S3 E22 N22 W26\$ E26 N4 W26\$ E26 N24\$.

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