

LOT 26 RP 622
IN OR 2631/1851
RATLIFF ACRES UNR

BENNETT PATRICIA H LIVING TRUST/BENNETT PATRICIA H
43458 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0026-0000



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 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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,674	100	1,674	148,498
BAS	576	100	576	51,095
FOP	234	30	70	6,210
FOP	330	30	99	8,782

TOTALS	2,814	2,419	214,585
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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	
3	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	504.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC	

REVIEW DATE	06/08/2020	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,419	116.3162	104.98	253,947	1984	1989	0	0	0	15.50	84.50	
1 SINGLE FAM - 100% - 2006 Heated Area: 2250 HX Base Yr 2006													
43458 RATLIFF RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU													

TOTAL OB/XF													
5,564													

TOTAL OB/XF													
5,564													

Total Acres: 5.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	214,585		
TOTAL MARKET OB/XF VALUE	5,564		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	300,149		
SOH/AGL Deduction	134,129		
ASSESSED VALUE	166,020		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	111,020		
TOTAL JUST VALUE	300,149		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	270,701		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24468	ADDITION	12,187	03/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/1851	4/05/2023	SW	U	I	11	100	
GRANTOR: BENNETT PATRICIA L/E							
GRANTEE: BENNETT PATRICIA H							
2266/0965	4/02/2019	LE	U	I	11	100	
GRANTOR: BENNETT HAMPTON JR &							
GRANTEE: HAMPTON S BENNETT J							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W21 FOP=[YR=1993] N9 W30 BAS=[YR=2007] W24 S24E24 N24\$ S11 E30 N2\$ S2 W30 S32 FOP=[YR=1993] S6 E39 N6 W39\$ E51 N34\$.							