PT LOT 27 IN OR 1979/476
(EX ESMT'S IN OR 515/802 &
OR 1138/707)

CRISP TONY/WATSON JOY DONELLE ET AL
43436 RATLIFF ROAD
CALLAHAN, FL 32011

**2023**

**16-1N-25-2900-0027-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

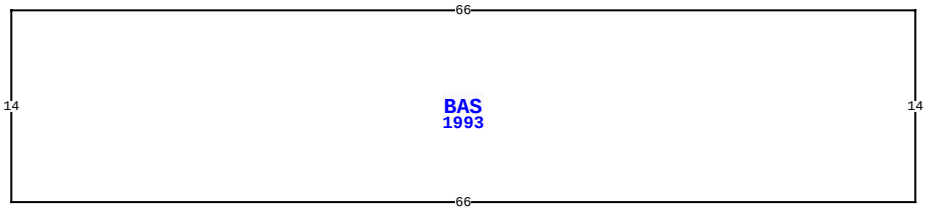
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 11,171 |
| TOTALS | 924 | | 924 | 11,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 93.0000 | 60.45 | 55,856 | 1982 | 1982 | 0 | 0 | 10 | 70.00 | 20.00 |

5 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr




43448 RATLIFF RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 11,171 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 75,320 |
| TOTAL MARKET VALUE | 86,491 |
| SOH/AGL Deduction | 31,481 |
| ASSESSED VALUE | 55,010 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,010 |
| TOTAL JUST VALUE | 86,491 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH2307779 | MOBILE HOME | | 06/16/2023 |
| B23283 | DEMOLITION | 1,500 | 02/01/2010 |
| 8773 | MH MOVE-ON | 1,500 | 01/08/1992 |
| 8774 | MH MOVE-ON | 1,500 | 01/08/1992 |
| 8696 | MH MOVE-ON | 19,500 | 10/01/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1979/0476 | 5/06/2015 | FJ | U | I | 11 | 0 |
| GRANTOR: ADDISON CAROLYN JOY E | | | | | | |
| GRANTEE: CRISP TONY ET AL | | | | | | |
| 1844/0345 | 3/08/2013 | FJ | U | I | 11 | 100 |
| GRANTOR: ADDISON CAROLYN JOY E | | | | | | |
| GRANTEE: CRISP TONY ET AL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000102 | C | SFR/MH | 0 | 0006 | OR | 0.00 | 0.00 | 2.69 | AC | | 1.00 | 1.00 | 0.80 | 35,000.00 | 28,000.00 | 75,320 | | | | | | | |

REVIEW DATE 11/25/2019 BY KBA Total Acres: 2.69 Total Land Value: 75,320 Market: 0 Agricultural: 0 Common: 75,320 PRINTED 08/02/2023 BY SYS