

PT OF LOT 27  
IN OR 2626/1458  
ESMT OR 1138/707

GREGORY RICHARD  
43434 RATLIFF ROAD  
CALLAHAN, FL 32011

2023

16-1N-25-2900-0027-0010



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                                                                                        |                      |           |             |                |                |             | MARKET ADJUSTMENTS |             |          |        |                 |                   |                   |            |                             |      | NASSAU COUNTY PROPERTY |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------|--------------------|-------------|----------|--------|-----------------|-------------------|-------------------|------------|-----------------------------|------|------------------------|------|-----|----|--------|--|------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                                                                                   | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON        | FNCT     | NORM   | % COND          | VALUATION SUMMARY |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 30               | VINYL 100      | 0800                                                                                   | 02                   | 1,216     | 128.4800    | 89.94          | 109,367        | 2003        | 2003               | 0           | 0        | 0      | 46.00           | 54.00             | STANDARD          |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 2 M/H 94+ - 0% - 0                                                                     |                      |           |             |                |                |             |                    |             |          |        |                 |                   | Heated Area: 1216 |            |                             |      |                        |      |     |    |        |  | HX Base Yr |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 | <div><div>16</div><div>76</div><div>16</div><div>76</div><div>BAS<br/>2008</div></div> |                      |           |             |                |                |             |                    |             |          |        |                 |                   | BAS               |            |                             |      |                        |      |     |    |        |  | 2008       |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70      |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 30   |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 0                | 0 100          |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 04                                                                                     | Quality Level 04     |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,216            | 100            | 1,216                                                                                  | 59,058               |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,216                                                                                  | 1,216                |           |             |                |                |             |                    |             |          |        |                 |                   |                   | 59,058     |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 43434 RATLIFF RD, CALLAHAN                                                             |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 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             |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0810             | CONCRETE A     | 0 0                                                                                    | 0 0                  | 198.00    | SF          | 6.50           | 6.50           | 100         | 2003               | 2003        | 3        | 84     | 1,081           |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                | TOTAL OB/XF 1,081                                                                      |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 000102           | C              | SFR/MH                                                                                 | 0                    | 0006      |             | 0.00           | 0.00           | 2.01        | AC                 |             | 1.00     | 1.00   | 1.00            | 35,000.00         | 35,000.00         | 70,350     |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.01 Total Land Value: 70,350 Market: 0 Agricultural: 0 Common: 70,350 PRINTED 08/02/2023 BY SYS |                  |                |                                                                                        |                      |           |             |                |                |             |                    |             |          |        |                 |                   |                   |            |                             |      |                        |      |     |    |        |  |            |  |  |  |  |  |  |  |  |  |