

LE HONG/RAN SOKPHA
43416 RATLIFF RD
CALLAHAN, FL 32011

16-1N-25-2900-0028-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units

Occupancy00NONE 100

TOTALS2,2221,884222,670

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLRWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1000115CSFR ACRES100OR0.000.002.57AC1.001.001.0035,000.0035,000.0089,950

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0100011,884130.9574118.19222,670202220220000.00100.00

MARKET ADJUSTMENTS

Heated Area: 1589

HX Base Yr 2023

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE222,670

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET89,950

TOTAL MARKET VALUE312,620

SOH/AGL Deduction0

ASSESSED VALUE312,620

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE262,620

TOTAL JUST VALUE312,620

NCON VALUE222,670

INCOME VALUE

PREVIOUS YEAR MKT VALUE78,555

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22001052CO ISSUED010/19/2022

22001052NEW CONSTR267,08701/19/2022

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2386/16428/02/2020WDQQU I0178,000

GRANTOR:BUSTION GERALD W & CY

GRANTEE: LE HONG & SOKPHA RA

1429/15377/21/2006WDQU I07100

GRANTOR:RAY HUBERT H & BETTY

GRANTEE:BUSTION GERALD W &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] N10 W15 S10 E15 \$ W29 S40 E12 FOP=[YR=2022] S1 E1 STR=[YR=2022] S6 E4 N6 W4\$ E5 N1 W1 N3 W4 S3 W1\$ E1 N3 E4 S3 E12 FGR=[YR=2022] S2 E21 N21 W21 S19\$ N19 E21 N21\$.

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000115CSFR ACRES100OR0.000.002.57AC1.001.001.0035,000.0035,000.0089,950

REVIEW DATE01/09/2023BYKW

Total Acres: 2.57Total Land Value: 89,950Market: 0Agricultural: 0Common: 89,950PRINTED 08/02/2023 BY SYS