LOT 29
IN OR 2071/83
RP 1563 & 1564

RAY HERBERT LYNN
43400 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0029-0000

BUILDING CHARACTERISTICS

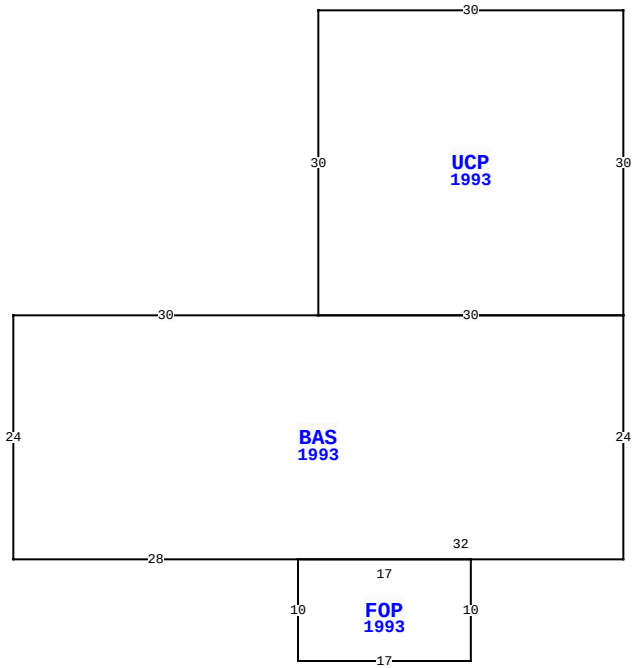
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,440	100	1,440	34,595
FOP	170	30	51	1,225
UCP	900	20	180	4,324
TOTALS	2,510		1,671	40,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,671	123.2000	80.08	133,814	1975	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1440 HX Base Yr 2023



43400 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,144
TOTAL MARKET OB/XF VALUE		3,428
TOTAL LAND VALUE - MARKET		137,900
TOTAL MARKET VALUE		181,472
SOH/AGL Deduction		0
ASSESSED VALUE		181,472
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,472
TOTAL JUST VALUE		181,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982084	MH MOVE-ON	0	02/01/1998
B973658	GARAGE	17,680	02/01/1997
MHU95873	MH MOVE-ON	0	04/01/1995
MH94443	MH MOVE-ON	6,000	04/01/1994
9020	MH MOVE-ON	22,000	08/26/1992
8954	MH MOVE-ON	1,500	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0857	10/05/2022	QC	U	I	11	100
GRANTOR: RAY BETTY J						
GRANTEE: RAY HERBERT LYNN						
2071/0083	9/06/2016	QC	U	I	11	100
GRANTOR: RAY BETTY J						
GRANTEE: RAY HERBERT L & RAN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W30 S30 BAS=[YR=1993] W30 S24 E28 FOP=[YR=1993] S10 E17 N10 W17 $ E32 N24 W30 $ E30 N30 $.

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
1	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
2	0680	POLE SHED	0	100	20	40	800.00	SF	10.00	10.00	100	1986	1986	3	20	1,600	
3	0940	SHEDS/PORT	0	100	0	0	176.00	SF	30.00	30.00	100	1990	1990	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100			0.00	0.00	2.94	AC		1.00	1.00	1.00	35,000.00	35,000.00	102,900							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 3.94 Total Land Value: 137,900 Market: 0 Agricultural: 0 Common: 137,900 PRINTED 08/02/2023 BY SYS