

PT OF LOT 31
IN OR 841/266
RATLIFF ACRES UNR

BLACKSHEAR JOHN D JR & MONIKA
43154 WOODLAND LANE
CALLAHAN, FL 32011

2023

16-1N-25-2900-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	03	3 100
Bathrooms	04	2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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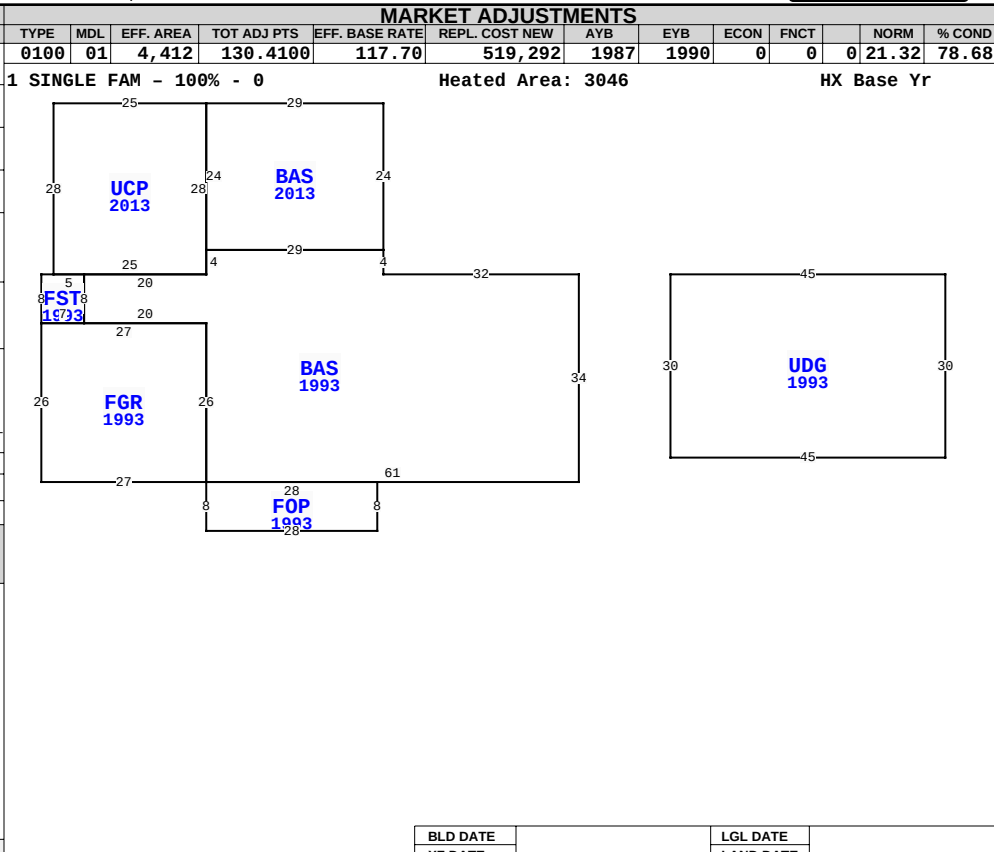
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	2,350	217,625
BAS	696	100	696	64,454
FGR	702	55	386	35,746
FOP	224	30	67	6,205
FST	56	55	31	2,871
UCP	700	20	140	12,965
UDG	1,350	55	742	68,714
TOTALS	6,078		4,412	408,579

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0812	CONCRETE C	0	100	0	0	6,969.00	SF	4.00	4.00	100	1987	1987	3	54.5	15,192	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
3	0940	SHEDS/PORT	0	100	7	7	49.00	SF	30.00	30.00	100	1988	1988	3	20	294	
4	0861	POOL GUNIT	0	100	0	0	594.00	SF	85.00	85.00	100	1998	1998	3	23	11,613	
5	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1998	1998	3	77	5,326	
6	0681	POLE SHED	0	100	15	45	675.00	SF	15.00	15.00	100	1996	1996	3	25	2,531	
7	0351	CARPORT MT	0	100	46	20	920.00	SF	6.60	6.60	100	2005	2005	3	27	1,639	
8	0751	UOP	0	100	0	0	196.00	SF	10.00	10.00	100	2005	2005	3	44	862	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF 39,697																
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
1	000100	C	SFR	100		OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	35,000.00	35,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		408,579	
TOTAL MARKET OB/XF VALUE		39,697	
TOTAL LAND VALUE - MARKET		50,400	
TOTAL MARKET VALUE		498,676	
SOH/AGL Deduction		247,495	
ASSESSED VALUE		251,181	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		201,181	
TOTAL JUST VALUE		498,676	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973815	SWIM POOL	14,500	04/01/1997
6144	NEW CONSTR	200	08/21/1989
3549	NEW CONSTR	49,256	08/08/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/0266	7/15/1998	WD U	I	I	07	100
GRANTOR: KENNEDY PEGGY BLACKSH						
GRANTEE: BLACKSHEAR JOHN JR						
0786/0090	3/03/1997	WD U	I	I	07	100
GRANTOR: KENNEDY PEGGY J BLACK						
GRANTEE: BLACKSHEAR JOHN JR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W32 N4 BAS=[YR=2013] N24 W29 UCP=[YR=2013] W25 S28 FST=[YR=1993] W2 S8 FGR=[YR=1993] S26 E27 FOP=[YR=1993] S8 E28 N8 W28\$ N26 W27\$E7 N8 W5\$ E25 N28\$ S24 E29\$ W29 S4 W20 S8 E20 S26 E61 N34\$ PTR=E15 UDG=[YR=1993] E45 S30 W45 N30\$ W15\$.		