

LOT 35
IN OR 116/23 & OR 653/467
RATLIFF ACRES UNR

CHAPMAN GEORGE W & JENNY B
43330 RATLIFF ROAD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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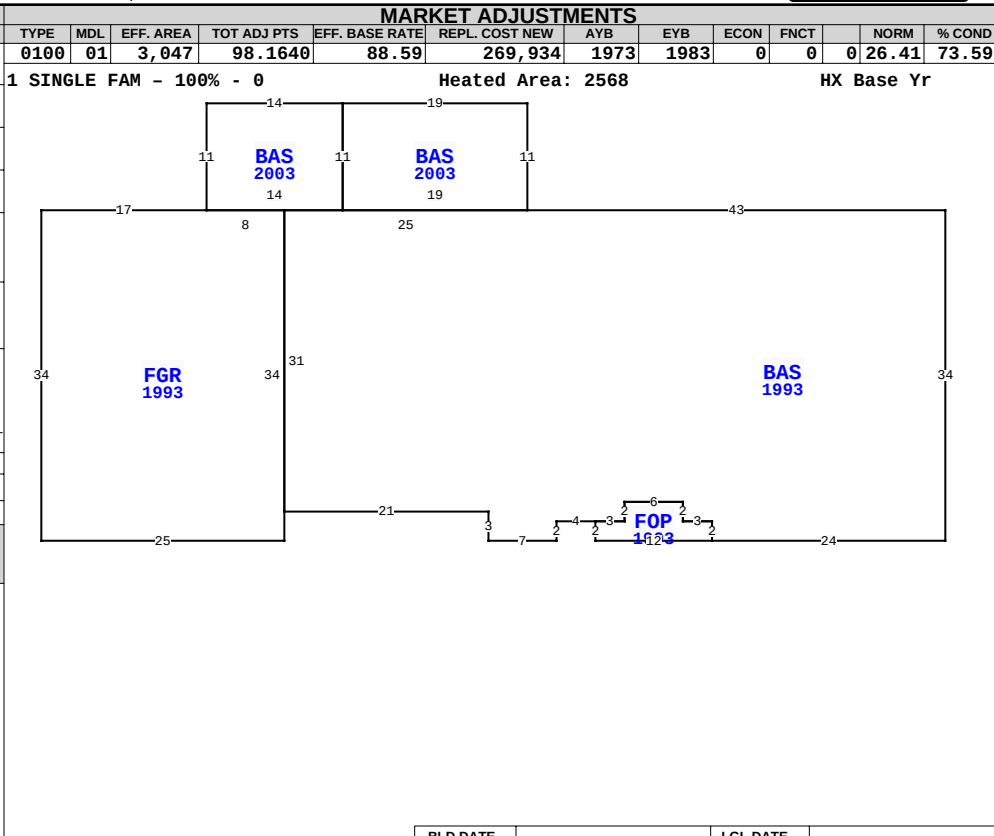
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2,205	143,751
BAS	154	100	154	10,040
BAS	209	100	209	13,625
FGR	850	55	468	30,510
FOP	36	30	11	717

TOTALS	3,454		3,047	198,644
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	32	24	768.00	SF	35.00	
3	0681	POLE SHED	0 100	16	10	160.00	SF	15.00	
4	0811	CONCRETE B	0 100	0	0	765.00	SF	5.20	
6	0812	CONCRETE C	0 100	0	0	1,357.00	SF	4.00	
7	1242	WD DECK A	0 100	12	13	156.00	SF	10.00	
8	1076	TRELLIS A	0 100	7	6	42.00	SF	7.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	



43330 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				198,644			
TOTAL MARKET OB/XF VALUE				13,240			
TOTAL LAND VALUE - MARKET				81,000			
TOTAL MARKET VALUE				292,884			
SOH/AGL Deduction				124,844			
ASSESSED VALUE				168,040			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				118,040			
TOTAL JUST VALUE				292,884			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				253,537			