PT OF LOT 36
IN OR 1098/707
RATLIFF ACRES UNR

ADDISON WILLIAM MARK & PAULA J/
13700 SUTTON PARK DR N APT 816
JACKSONVILLE, FL 32224

2023

16-1N-25-2900-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

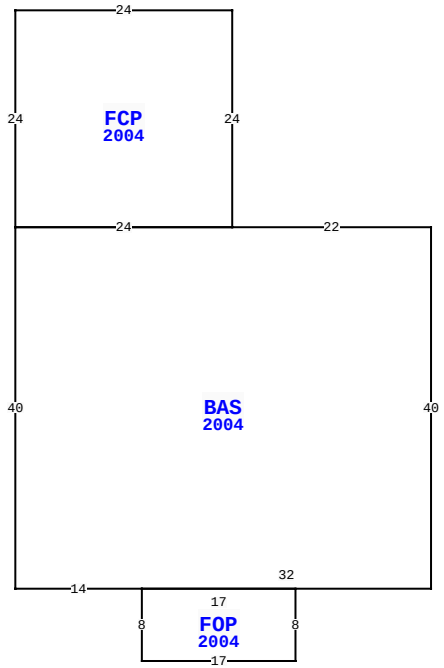
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,840	100	1,840	157,091
FCP	576	25	144	12,294
FOP	136	30	41	3,501
TOTALS	2,552		2,025	172,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,025	109.3680	98.70	199,868	2004	2004	0	0	0	13.50	86.50

2 SINGLE FAM – 0% - 0 Heated Area: 1840 HX Base Yr



43320 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	172,886
TOTAL MARKET OB/XF VALUE	8,977
TOTAL LAND VALUE - MARKET	79,450
TOTAL MARKET VALUE	261,313
SOH/AGL Deduction	28,642
ASSESSED VALUE	232,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,671
TOTAL JUST VALUE	261,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12129	NEW CONSTR	133,340	12/31/2003
R5718	REPAIR/RRF	2,500	12/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1098/0707	12/04/2002	QC	U	V	06	100
GRANTOR: ADDISON WILLIAM & BAR						
GRANTEE: ADDISON WILLIAM M &						
0937/0194	6/20/2000	QC	U	V	18	100
GRANTOR: ADDISON WILLIAM & BAR						
GRANTEE: ADDISON WILLIAM MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FCP=[YR=2004] N24 W24 S24 E24$ W24 S40 E14
FOP=[YR=2004] S8 E17 N8 W17$ E32 N40$.

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	0	20	10	200.00	SF	20.10	20.10	100	1980	1980	3	20	804	
2	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	80	2,080	
3	0680	POLE SHED	0	0	30	30	900.00	SF	10.00	10.00	100	1990	1990	3	20	1,800	
6	0811	CONCRETE B	0	0	40	24	960.00	SF	5.20	5.20	100	2004	2004	3	86	4,293	

LAND DESCRIPTION

TOTAL OB/XF 8,977

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	0	0006	OR	0.00	0.00	2.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,450							

REVIEW DATE 06/01/2017 BY KBX Total Acres: 2.27 Total Land Value: 79,450 Market: 0 Agricultural: 0 Common: 79,450 PRINTED 08/02/2023 BY SYS