

PT OF LOT 37
IN OR 2049/1173
RATLIFF ACRES UNR

GUFFIN CHARLES M JR & DONNA L/GUFFIN AUSTIN D
43300 RATLIFF RD
CALLAHAN, FL 32011

2023

16-1N-25-2900-0037-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

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Quality 01 Quality Level 01

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	1,800	100	1,800	176,783
FGR	576	55	317	31,134
FOP	60	30	18	1,768
USP	240	30	72	7,072

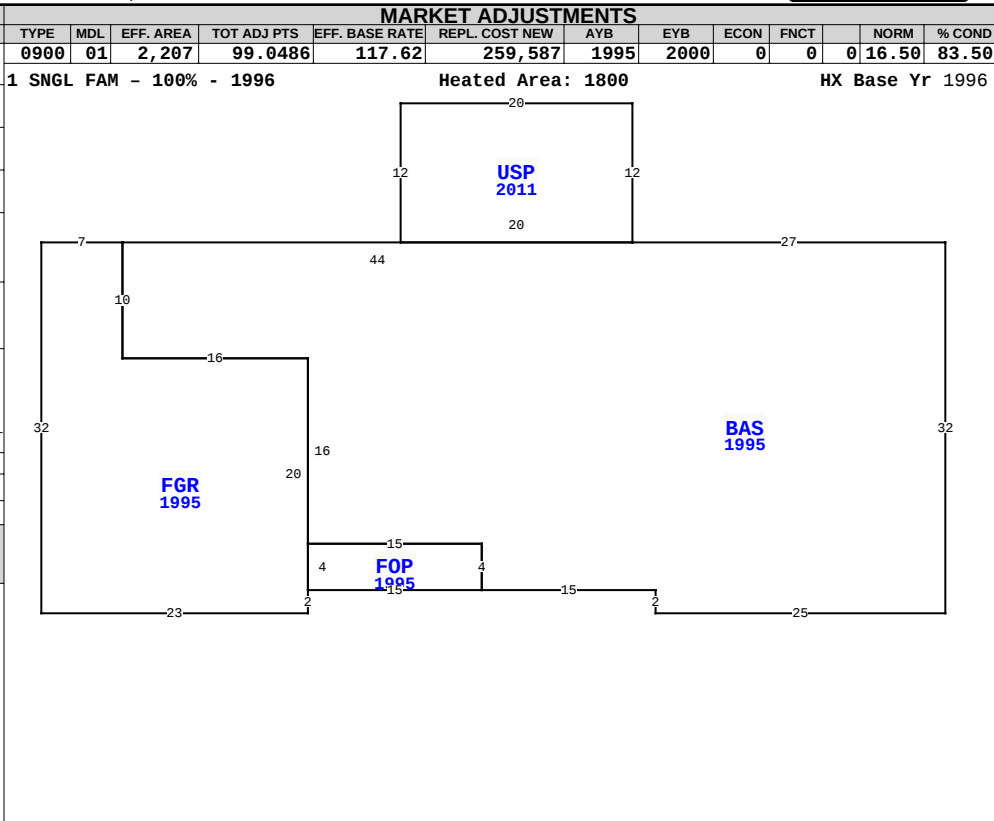
TOTALS 2,676 2,207 216,755

EXTRA FEATURES

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	1,194.00	SF	4.00	4.00	100	1995	1995	3	72	3,439	
2	0810	CONCRETE A	0 100	0	0	1,252.00	SF	6.50	6.50	100	2000	2000	3	80	6,510	
3	0810	CONCRETE A	0 100	0	0	130.00	SF	6.50	6.50	100	2011	2011	3	93	786	
4	1242	WD DECK A	0 100	0	0	423.00	SF	10.00	10.00	100	2005	2005	3	27	1,142	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							



43300 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		235,630
TOTAL MARKET OB/XF VALUE		11,877
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		317,507
SOH/AGL Deduction		157,837
ASSESSED VALUE		159,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,670
TOTAL JUST VALUE		317,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,456

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25053	ADDITION	50,622	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1173	5/31/2016	QC	U	I	11	100
GRANTOR: GUFFIN CHARLES M JR &						
GRANTEE: GUFFIN CHARLES M JR						
0717/0026	10/27/1994	WD	U	V	07	100
GRANTOR: GUFFIN MARY ANN						
GRANTEE: GUFFIN CHARLES M JR						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1995] W27 USP=[YR=2011] N12 W20 S12 E20\$ W44
FGR=[YR=1995] W7 S32 E23 N2 FOP=[YR=1995] E15 N4 W15 S4\$ N20
W16 N10\$ S10 E16 S16 E15 S4 E15 S2 E25 N32\$.

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