

LOT 38  
IN OR 116 PG 30  
RATLIFF ACRES UNR

BECK SIDNEY E & SYLVIA C  
43294 RATLIFF ROAD  
CALLAHAN, FL 32011

2023

16-1N-25-2900-0038-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 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    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| 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       | 1,404            | 100         | 1,404        | 134,105              |
| FGR       | 780              | 55          | 429          | 40,977               |
| FOP       | 96               | 30          | 29           | 2,770                |
| TOTALS    | 2,280            |             | 1,862        | 177,853              |

| 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 |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 0  | 0  | 192.00   | SF | 21.00    | 21.00          | 100       | 1980    | 1980        | 3 |
| 3              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 2,890.00 | SF | 4.00     | 4.00           | 100       | 1977    | 1977        | 3 |
| 4              | 0681       | POLE SHED   | 0 100   | 40 | 14 | 560.00   | SF | 15.00    | 15.00          | 100       | 1992    | 1992        | 3 |
| 5              | 0940       | SHEDS/PORT  | 0 100   | 16 | 10 | 160.00   | SF | 19.50    | 19.50          | 100       | 1989    | 1989        | 3 |

| 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 |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   |
| 2                | 000115   | C   | SFR ACRES            | 100 |      |          | 0.00  | 0.00  | 3.54        | AC        |     | 1.00     | 1.00   |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0900                                               | 01  | 1,862     | 112.5000    | 133.59         | 248,745        | 1977 | 1985 | 0    | 0    | 0 | 28.50 | 71.50  |  |
| 1 SNGL FAM - 100% - 0 Heated Area: 1404 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                    |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                            |  |  |  |  |  |  |  |  |  |          |            |  |           |            |  |     |
|----------------------------|--|--|--|--|--|--|--|--|--|----------|------------|--|-----------|------------|--|-----|
| 43294 RATLIFF RD, CALLAHAN |  |  |  |  |  |  |  |  |  | BLD DATE | 06/11/2014 |  | LGL DATE  | 05/19/2023 |  | MLU |
|                            |  |  |  |  |  |  |  |  |  | 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     |  |           |  | 177,853     |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 8,177       |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 98,720      |   |
| TOTAL MARKET VALUE        |  |           |  | 284,750     |   |
| SOH/AGL Deduction         |  |           |  | 139,277     |   |
| ASSESSED VALUE            |  |           |  | 145,473     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB     |  | 50,000      |   |
| BASE TAXABLE VALUE        |  |           |  | 95,473      |   |
| TOTAL JUST VALUE          |  |           |  | 284,750     |   |
| NCON VALUE                |  |           |  | 0           |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 221,142     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA        |           |           |     |     |        |            |  |
|-------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0116/0030         | 1/01/1971 | TA        | Q   | V   |        | 6,000      |  |
| GRANTOR:          |           |           |     |     |        |            |  |
| GRANTEE:          |           |           |     |     |        |            |  |
|                   |           |           |     |     |        |            |  |
|                   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                       |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=1993] W50 S30 E26 FOP=[YR=1993] E24 N4 W24S4\$ N4 E24 FGR=[YR=1993] S4 E26 N30 W26 S26 \$ N26\$ . |  |  |  |  |  |  |  |