



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 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		1 100
Frame	02	WOOD FRAME 100
Stories		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
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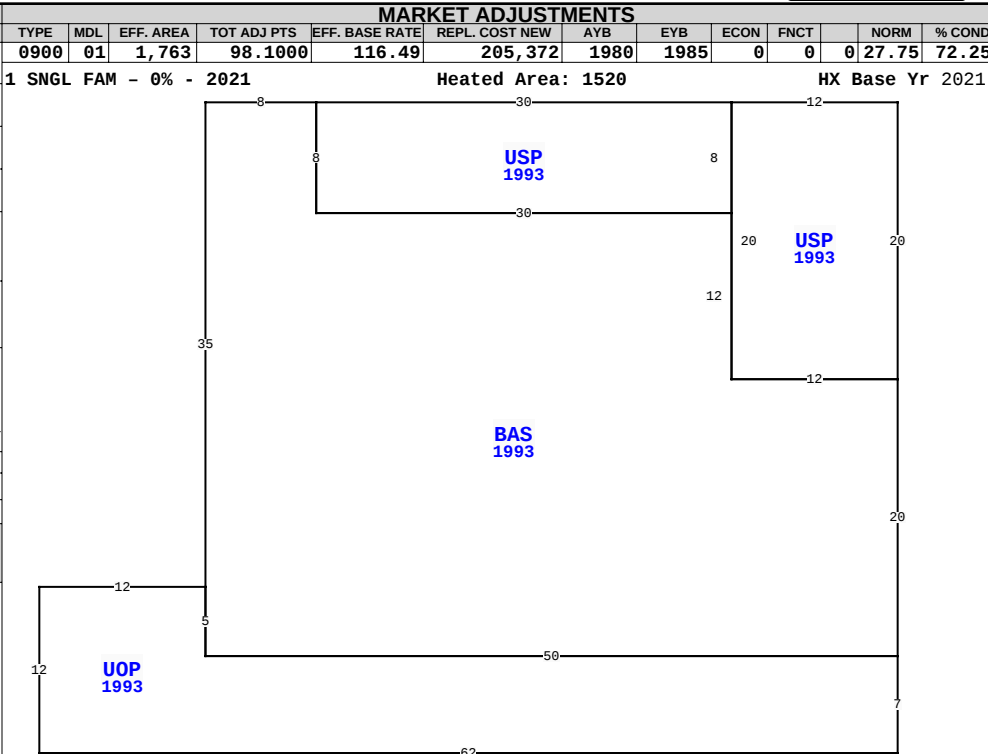
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	127,929
UOP	494	20	99	8,333
USP	240	30	72	6,060
USP	240	30	72	6,060

TOTALS	2,494	1,763	148,381
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,208.00	SF	5.20
2	0300	BOAT DCK W	0	100	0	0	268.00	SF	40.00
3	0820	WOOD WALK	0	100	22	4	88.00	SF	11.75
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10
6	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00
7	0350	CARPORT WD	0	100	14	27	378.00	SF	13.00
8	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20
9	1242	WD DECK A	0	100	6	8	48.00	SF	10.00
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	8.90



43270 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,208.00	SF	5.20
2	0300	BOAT DCK W	0	100	0	0	268.00	SF	40.00
3	0820	WOOD WALK	0	100	22	4	88.00	SF	11.75
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10
6	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00
7	0350	CARPORT WD	0	100	14	27	378.00	SF	13.00
8	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20
9	1242	WD DECK A	0	100	6	8	48.00	SF	10.00
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	8.90

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	344,502		
TOTAL MARKET OB/XF VALUE	30,348		
TOTAL LAND VALUE - MARKET	142,400		
TOTAL MARKET VALUE	517,250		
SOH/AGL Deduction	147,453		
ASSESSED VALUE	369,797		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	319,797		
TOTAL JUST VALUE	517,250		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	426,384		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428242	ADDITION	117,271	01/01/2014
8032	MH MOVE-ON	3,000	01/22/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2179/0921	2/09/2018	LE	U	I	11
GRANTOR: MOONEYHAN WALTER S &					
GRANTEE: MOONEYHAN WALTER S					
0235/0247	3/01/1977	WD	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1993] W12 USP=[YR=1993] W30 BAS=[YR=1993] W8 S35									
UOP=[YR=1993] W12 S12 E62 N7 W50 N5 \$ S5 E50 N20 W12 N12 W30									
N8 \$ S8 E30 N8 \$ S20 E12 N20 \$.									

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	2 100
Bathrooms	2	2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	133,985
DCK	126	10	13	2,177
FOP	152	30	46	7,704
FSP	96	40	38	6,364
FST	32	55	18	3,014
FUS	252	100	252	42,205
STR	18	10	2	335
STR	24	10	2	335

TOTALS	1,500		1,171	196,121
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0803	ASPHALT C	0 100	0	0	2,466.00	SF	2.00	2.00
12	0093	MANL GATE	0 100	0	0	1.00	UT	1,200.00	1,200.00
13	0811	CONCRETE B	0 100	0	0	900.00	SF	5.20	5.20
14	0803	ASPHALT C	0 100	0	0	1,850.00	SF	2.00	2.00
15	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,171	146.9160	174.46	204,293	2014	2014	0	0
2 SNGL FAM - 100% - 2021 Heated Area: 1052 HX Base Yr 2021									

TOTAL OB/XF									
12,296									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	344,502								
TOTAL MARKET OB/XF VALUE	30,348								
TOTAL LAND VALUE - MARKET	142,400								
TOTAL MARKET VALUE	517,250								
SOH/AGL Deduction	147,453								
ASSESSED VALUE	369,797								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	319,797								
TOTAL JUST VALUE	517,250								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	426,384								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2179/0921	2/09/2018	LE	U	I	11	100			
GRANTOR: MOONEYHAN WALTER S &									
GRANTEE: MOONEYHAN WALTER S									
0235/0247	3/01/1977	WD	U	I		25,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2014] W18 N2 W9 STR=[YR=2014] W3 S6 FSP=[YR=2014] S8 BAS=[YR=2014] S20 FOP=[YR=2014] S8 E11 STR=[YR=2014] S3 E8 N3 W8\$ E8 N8 W19\$ E19 S8 E11 N36 W14 FST=[YR=2014] W4 S8 E4 N8\$ S8 W16\$ E12 N8 W12\$ E3 N6\$ S6 E27 N4\$ PTR=E20 FUS=[YR=2014] E12 S20 W12 N8 W3 N4 E3 N8\$ W20\$.									