BLOCK 1 PT OF LOT 1 (S-1)
IN OR 1144/883 (19-1N-25)
HILLS AT THOMAS CREEK PB 5/65

CICERO SCOTT A & CATHY JO
43139 RATLIFF ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0001-0011

BUILDING CHARACTERISTICS

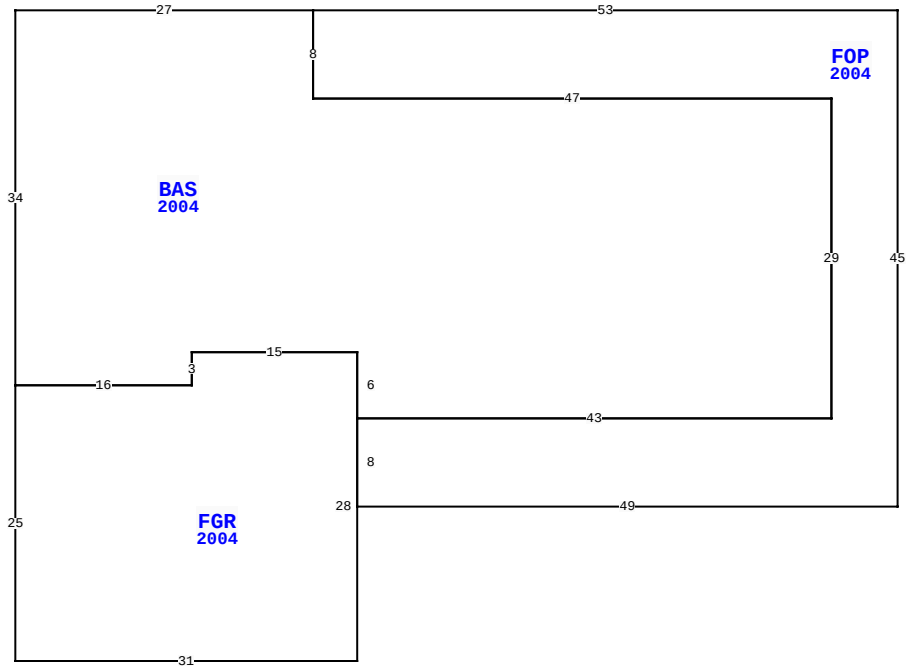
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,224	100	2,224	261,496
FGR	820	55	451	53,028
FOP	990	30	297	34,921
TOTALS	4,034		2,972	349,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,972	114.4638	135.93	403,984	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2224 HX Base Yr 2005



43139 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		349,446
TOTAL MARKET OB/XF VALUE		6,496
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		432,242
SOH/AGL Deduction		260,699
ASSESSED VALUE		171,543
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,543
TOTAL JUST VALUE		432,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035012	REPAIR/RRF	2,000	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/0883	6/11/2003	WD	U	V	07	100
GRANTOR: CICERO PAUL W & JOANN						
GRANTEE: CICERO SCOTT A & CA						
1123/1582	3/24/2003	WD	U	V	01	100
GRANTOR: CICERO PAUL W & JO AN						
GRANTEE: CICERO SCOTT A & CA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W53 BAS=[YR=2004] W27 S34 FGR=[YR=2004] S25 E31 N28 W15 S3 W16 $ E16 N3 E15 S6 E43 N29 W47 N8 $ S8 E47 S29 W43 S8 E49 N45$.

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	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00	4.00	100	2004	2004	3	86	3,688	
2	0810	CONCRETE A	0	100	27	16	432.00	SF	6.50	6.50	100	2021	2021	3	100	2,808	

LAND DESCRIPTION

TOTAL OB/XF 6,496

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	100	0006	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/02/2023 BY SYS