

DOANE WALTER & MARY
43059 RATLIFF ROAD
CALLAHAN, FL 32011

2023

[illegible]

DOANE WALTER & MARY
43059 RATLIFF ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0001-0040

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03MOD METAL 100
GABLE/HIP 100

Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100

Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30

Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame02WOOD FRAME 100

StoriesUnits00100
0100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BASUOP1,248384100251,2489625,7481,981

TOTALS1,6321,34427,728

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE09/27/2018BY TWA Total Acres: 10.80Total Land Value: 172,800Market: 0Agricultural: 0Common: 172,800PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0830021,344105.800068.7792,4271990199000070.0030.00

2 MH 93NO RP - 0% - 0Heated Area: 1248HX Base Yr

BAS 2018

UOP 2018

BLD DATEXF DATEINC DATE10/10/2013KKLGL DATELAND DATEAG DATE05/22/2023MLU

SUBMITTER: 43059 RATLIFF RD, CALLAHAN

BUILDING NOTES

BUILDING DIMENSIONSBAS=[YR=2018] W48 S26 UOP=[YR=2018] S8 E48 N8 W48\$ E48 N26\$.

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE71,915

TOTAL MARKET OB/XF VALUE3,734

TOTAL LAND VALUE - MARKET172,800

TOTAL MARKET VALUE248,449

SOH/AGL Deduction139,681

ASSESSED VALUE108,768

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE58,768

TOTAL JUST VALUE248,449

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE162,065

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNSALE PRICE

0472/004610/01/1985WD Q V25,000

GRANTOR:

GRANTEE: