

BLOCK 1 LOT 5 (EX S-1 & S-2)
IN OR 2098/248 SEC 19-1N-25
EX ESMT PT OR 898/1480

WIKSTROM DAVID ROGER
43043 RATLIFF ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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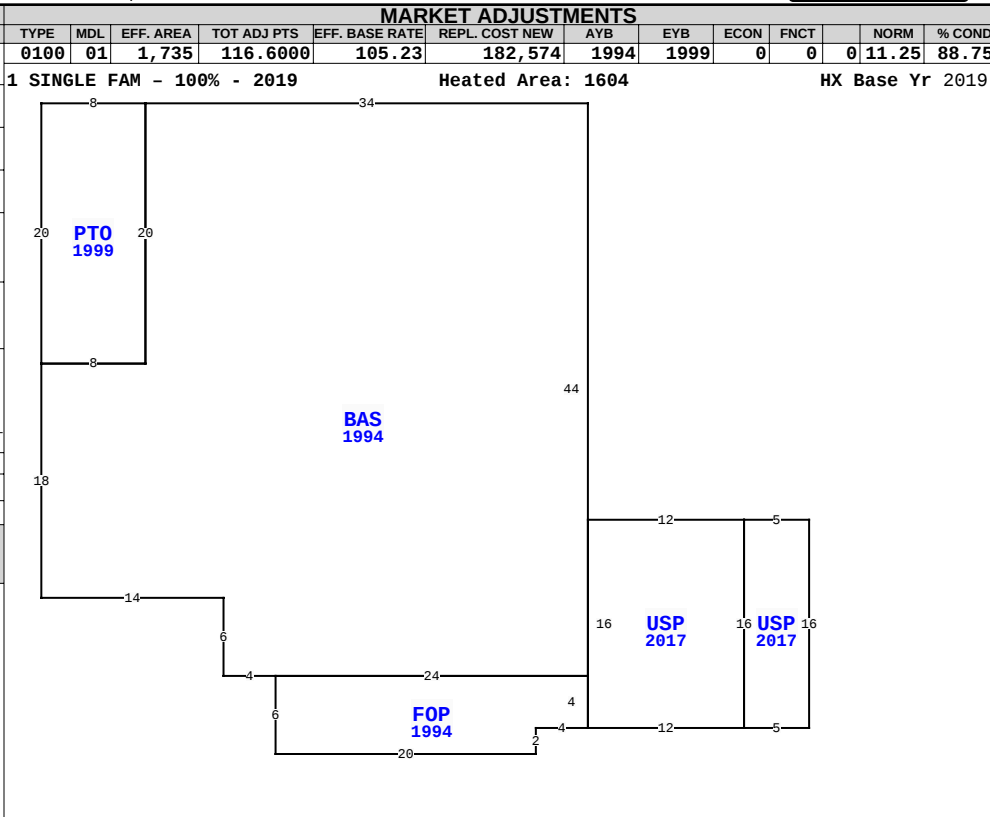
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	149,800
FOP	136	30	41	3,829
PTO	160	5	8	747
USP	80	30	24	2,242
USP	192	30	58	5,416

TOTALS	2,172		1,735	162,034
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	10	10	100.00	SF	12.00	12.00
2	0812	CONCRETE C	0 100	0	0	3,000.00	SF	4.00	4.00
3	0350	CARPORT WD	0 100	10	20	200.00	SF	9.36	9.36
4	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00
8	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50
9	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00
10	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00

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	2.44

REVIEW DATE	06/14/2022	BY	TWA
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43043 RATLIFF RD, CALLAHAN	BLD DATE 10/10/2013	KK	LGL DATE	05/19/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0940	SHEDS/PORT	0 100	10	10	100.00	SF	12.00	12.00	100	1980	1980	3	20	240	
2	0812	CONCRETE C	0 100	0	0	3,000.00	SF	4.00	4.00	100	1990	1990	3	62	7,440	
3	0350	CARPORT WD	0 100	10	20	200.00	SF	9.36	9.36	100	1991	1991	3	20	374	
4	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1995	1995	3	24	4,032	
8	0810	CONCRETE A	0 100	0	0	476.00	SF	6.50	6.50	100	1999	1999	3	79	2,444	
9	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00	100	2001	2001	3	30	1,440	
10	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	2001	2001	3	30	540	

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	2.44

REVIEW DATE	06/14/2022	BY	TWA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	162,034								
TOTAL MARKET OB/XF VALUE	16,510								
TOTAL LAND VALUE - MARKET	51,240								
TOTAL MARKET VALUE	229,784								
SOH/AGL Deduction	88,742								
ASSESSED VALUE	141,042								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	91,042								
TOTAL JUST VALUE	229,784								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	175,641								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982239	MH MOVE-ON	0	06/01/1998
B94968	ADDITION	59,500	04/01/1994
7002	XFOB	5,100	02/12/1991
6245	XFOB	20,292	01/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/0248	1/23/2017	SW	U	I	12	126,600	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: WIKSTROM DAVID ROGE							
2098/0246	1/19/2017	WD	U	I	11	100	
GRANTOR: BOYLES RONALD LEE							
GRANTEE: THE SECRETARY OF HO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W34 PTO=[YR=1999] W8 S20 E8 N20\$ S20 W8 S18 E14 S6 E4 FOP=[YR=1994] S6 E20 N2 E4 USP=[YR=2017] E12 USP=[YR=2017] E5 N16 W5 S16\$ N16 W12 S16\$ N4 W24\$ E24 N44\$.									