BLOCK 1 LOT 9 EX S-1
SEC 19-1N-25 IN OR 1941/137
R621872 & R621873

RIELLI DOMINICK P & NANCY
43027 RATLIFF RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD4 Adjustme	30	. 100
Quality	05	Quality Level 05

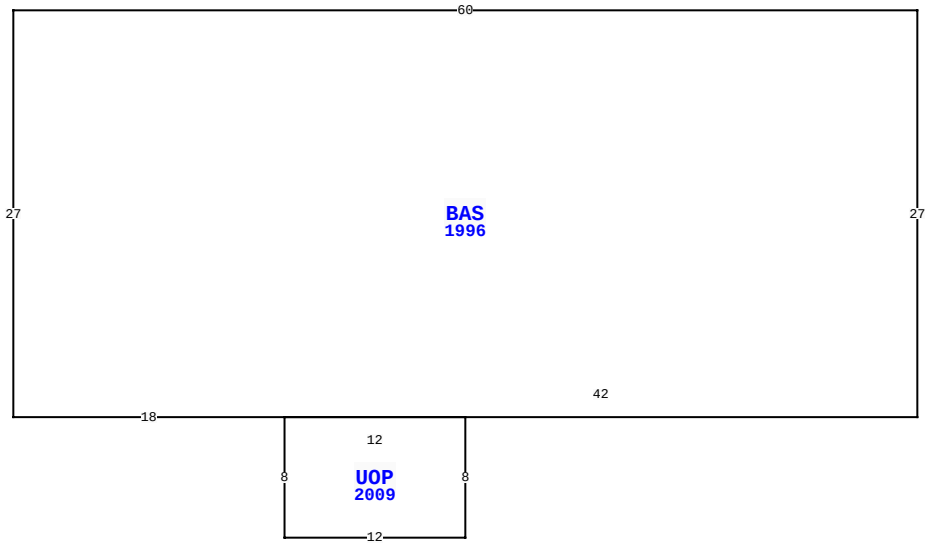
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	78,382
UOP	96	25	24	1,161
TOTALS	1,716		1,644	79,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	172.8000	120.96	198,858	1996	1996	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

43027 RATLIFF RD, CALLAHAN

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,543
TOTAL MARKET OB/XF VALUE	7,270
TOTAL LAND VALUE - MARKET	121,280
TOTAL MARKET VALUE	208,093
SOH/AGL Deduction	56,403
ASSESSED VALUE	151,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,690
TOTAL JUST VALUE	208,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961181	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1941/0137	8/18/2014	WD	Q	I	02	135,000
GRANTOR: SHRINE GAIL DEBRA						
GRANTEE: RIELLI DOMINICK P &						
0968/1442	1/30/2001	WD	U	I	07	100
GRANTOR: PATTERSON RONNIE C &						
GRANTEE: SHRINE DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E18 UOP=[YR=2009] S8 E12 N8 W12$ E42 N27 $.

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
8	0201	BARN WD 10	0	0	36	24	864.00	SF	17.00	17.00	100	2000	2000	3	29	4,260	
9	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 7,270

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	0	0006	OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	16,000.00	16,000.00	121,280							

REVIEW DATE 03/03/2020 BY TWA Total Acres: 7.58 Total Land Value: 121,280 Market: 0 Agricultural: 0 Common: 121,280 PRINTED 08/02/2023 BY SYS