

BLOCK 4 W1/2 OF LOT 4
IN OR 659 PG 154 R622275
EX S-6

REINOLDS RONALD C & DANA
43116 RATLIFF ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

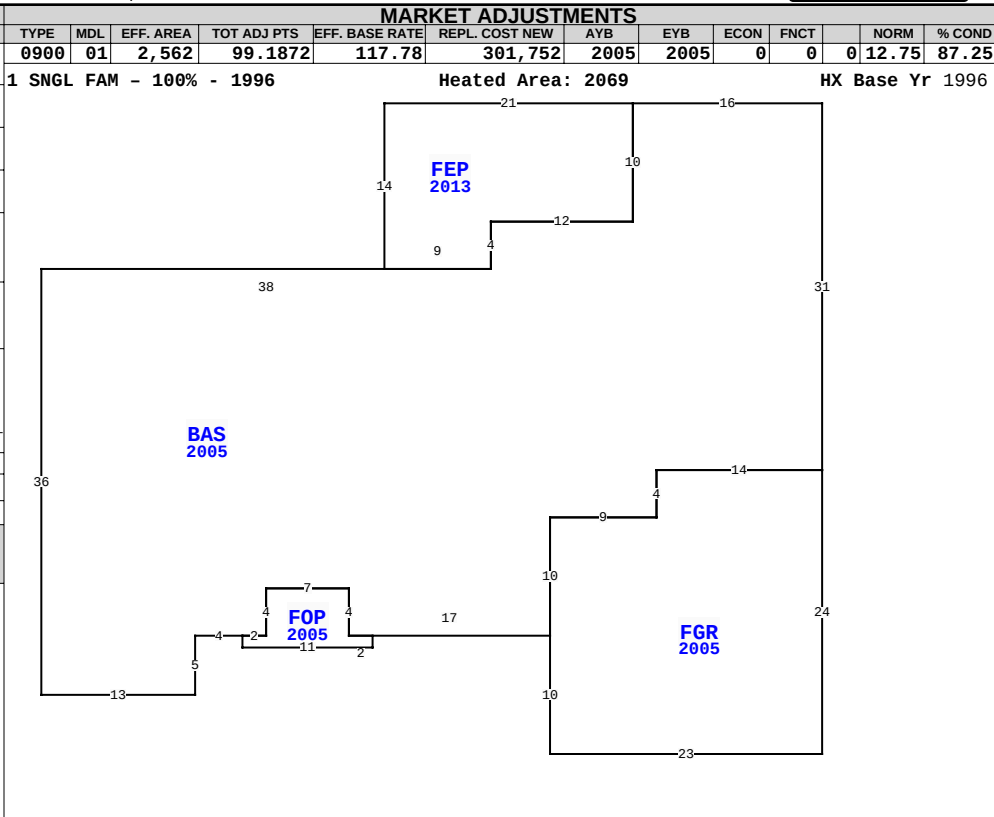
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,069	100	2,069	212,617
FEP	246	80	197	20,245
FGR	516	55	284	29,185
FOP	39	30	12	1,233

TOTALS	2,870		2,562	263,279
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0811	CONCRETE B	0 100	30	22	660.00	SF	5.20	5.20	100	2005
3	0753	UEP	0 100	20	8	160.00	SF	22.00	22.00	100	2008
4	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	4.46	AC	1.00

REVIEW DATE 01/30/2019 BY TWA



43116 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	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
2	0811	CONCRETE B	0 100	30	22	660.00	SF	5.20	5.20	100	2005	2005	3	87	2,986	
3	0753	UEP	0 100	20	8	160.00	SF	22.00	22.00	100	2008	2008	3	56	1,971	
4	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	75	9,450	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	4.46	AC	1.00

Total Acres: 4.46 Total Land Value: 80,280 Market: 0 Agricultural: 0 Common: 80,280

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,425
TOTAL MARKET OB/XF VALUE		14,407
TOTAL LAND VALUE - MARKET		80,280
TOTAL MARKET VALUE		396,112
SOH/AGL Deduction		183,664
ASSESSED VALUE		212,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,448
TOTAL JUST VALUE		396,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4727	MH MOVE-ON	0	06/21/2006
M10868	MECH OTHER	0	01/01/2006
P10557	OTHER	0	01/01/2006
E16312	ELEC OTHER	0	12/01/2005
B13639	NEW CONSTR	0	12/01/2004
E0413952	ELEC OTHER	3,500	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0659/0154	5/20/1992	WD	Q	V	
GRANTOR: BROOKS JOHN H					SALE PRICE
GRANTEE: REINOLDS RONALD & D					38,800

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W16 FEP=[YR=2013] W21 S14 E9 N4 E12 N10\$ S10 W12 S4 W38 S36 E13 N5 E4 FOP=[YR=2005] S1 E11 N1 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E17 FGR=[YR=2005] S10 E23 N24 W14 S4 W9 S10\$ N10 E9 N4 E14 N31\$.											

REINOLDS RONALD C & DANA
43116 RATLIFF ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0004-0041

[illegible]