

BLOCK 4 LOT 6
IN OR 1051/1884
R433651 & R433652

CRITTENDEN SUZANNE G
43080 RATLIFF ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0060



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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

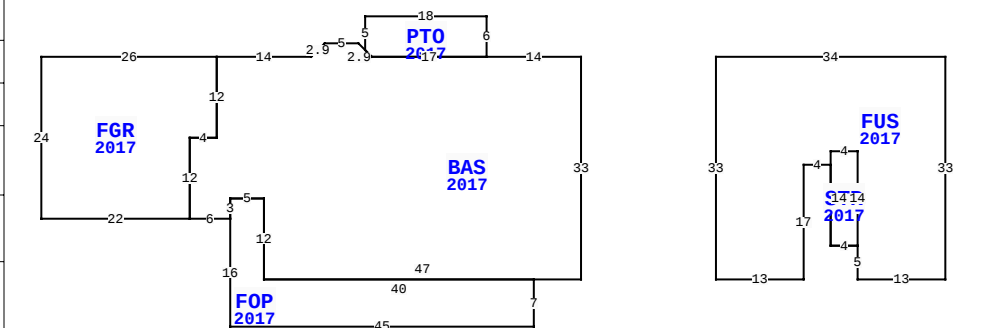
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	219,951
FGR	576	55	317	39,482
FOP	375	30	112	13,950
FUS	1,034	100	1,034	128,783
PTO	108	5	5	623
STR	56	10	6	747

TOTALS	3,915		3,240	403,534
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	21	33	693.00	SF	35.00	35.00	100	1985
2	0811	CONCRETE B	0 100	27	27	729.00	SF	5.20	5.20	100	1985
3	0200	BARN WD 0-	0 100	25	36	900.00	SF	20.00	20.00	100	1991
6	0351	CARPORT MT	0 100	25	27	675.00	SF	10.00	10.00	100	1993
7	0200	BARN WD 0-	0 100	38	24	912.00	SF	20.00	20.00	100	1993
8	0812	CONCRETE C	0 100	0	0	1,336.00	SF	4.00	4.00	100	2017
9	0681	POLE SHED	0 100	30	25	750.00	SF	15.00	15.00	100	2000

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	11.68	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,240	108.9648	129.40	419,256	2017	2017	0	0	0	96.25
2 SNGL FAM - 100% - 1997											
Heated Area: 2800											
HX Base Yr 1997											



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

TOTAL OB/XF											
23,772											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
403,534											
TOTAL MARKET OB/XF VALUE											
23,772											
TOTAL LAND VALUE - MARKET											
175,200											
TOTAL MARKET VALUE											
602,506											
SOH/AGL Deduction											
256,565											
ASSESSED VALUE											
345,941											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
295,941											
TOTAL JUST VALUE											
602,506											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
412,314											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008667	CO ISSUED	0	10/02/2017
17001392	DEMOLITION	1,800	02/21/2017
17001393	NEW CONSTR	462,241	02/21/2017
8521	MH MOVE-ON	35,000	04/26/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1822	4/26/1991	WD	Q	V		30,000
GRANTOR: WARREN BARRY & VICKY						
GRANTEE: SPERR DAVID & CONST						
1051/1884	4/18/2001	QC	U	I	01	100
GRANTOR: BOONE SUZANNE C & C B						
GRANTEE: BOONE SUZANNE C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 PTO=[YR=2017] N6 W18 S5 D1 R1 E17\$ W17 U2 L2 W5 D2 L2 W14 FGR=[YR=2017] W26 S24 E22 N12 E4 N12\$ S12 W4 S12 E6 FOP=[YR=2017] S16 E45 N7 W40 N12 W5 S3\$ N3 E5 S12 E47 N33\$ PTR=E20 FUS=[YR=2017] E34 S33 W13 N5 STR=[YR=2017] N14 W4 S14 E4\$ W4 N12 W4 S17 W13 N33\$ W20\$.											