

PT OF SEC 37 & PT OF LOTS 2 &4
IN OR 2153/1840
EX 19-3 & 19-4

BAUGH CHARLES F JR & BARBARA ANN
43761 RATLIFF ROAD
CALLAHAN, FL 32011

2023

37-1N-25-0000-0019-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	02	WOOD FRAME 100
Frame	2.	2. 100
Stories	0	100
Units	06	DIST 1D 100
BUD8 Adjustme	00	NONE 100
Occupancy		

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	141,738
BAS	322	100	322	29,426
FOP	80	30	24	2,193
FUS	972	100	972	88,826
UGR	567	45	255	23,303

TOTALS 3,492 3,124 285,486

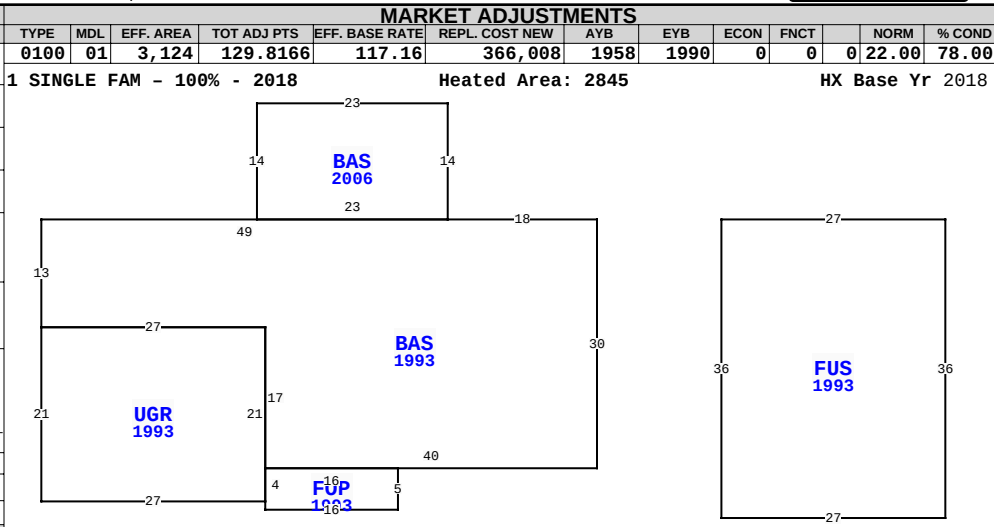
EXTRA FEATURES

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	0861	POOL GUNIT	0	100	0	0		450.00	SF 85.00	100	2010	2010	3	64	24,480	
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1980	1980	3	49	980	
4	0845	KOOL DECK	0	100	0	0		426.00	SF 7.25	100	1980	1980	3	35	1,081	
5	0811	CONCRETE B	0	100	0	0		838.00	SF 5.20	100	1980	1980	3	35	1,525	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 05/30/2017 BY KB



BLD DATE	05/08/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

43761 RATLIFF RD, CALLAHAN

TOTAL OB/XF																28,066									
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1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 05/30/2017 BY KB Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,486
TOTAL MARKET OB/XF VALUE		28,066
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		351,002
SOH/AGL Deduction		97,383
ASSESSED VALUE		253,619
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,619
TOTAL JUST VALUE		351,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/1840	10/25/2017	SW	Q	I	01	250,000

GRANTOR: RIVER CITY HOLDINGS L

GRANTEE: BAUGH CHARLES F JR

2103/0219 1/31/2017 SW Q I 03 81,000

GRANTOR: CASTLE 2016 LLC

GRANTEE: RIVER CITY HOLDINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2006] N14 W23 S14 E23\$ W49 S13
UGR=[YR=1993] S21 E27 FOP=[YR=1993] S1 E16 N5 W16 S4\$ N21
W27\$ E27 S17 E40 N30\$ PTR= E15 FUS=[YR=1993] E27 S36 W27 N36\$
W15\$.

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