PT F P SANSHEZ GRANT
SEC'S 50-2N-25E & 51-3N-25E
IN OR 2460/630

RIETESEL JERRY B & DANA LYNN
46003 RABO ROAD
CALLAHAN, FL 32011

2023

50-2N-25-0000-0001-0030

BUILDING CHARACTERISTICS

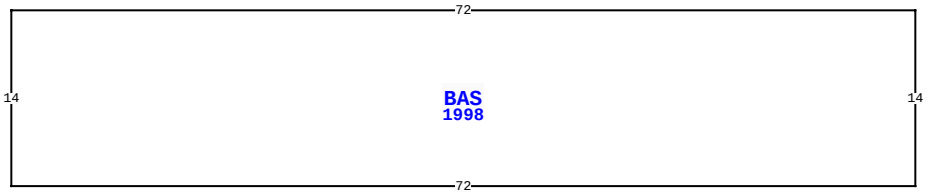
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	22,133
TOTALS	1,008		1,008	22,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,008	112.6000	73.19	73,776	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1008 HX Base Yr 1999



46137 RABO RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,265
TOTAL MARKET OB/XF VALUE		11,770
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		188,035
SOH/AGL Deduction		53,587
ASSESSED VALUE		134,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,448
TOTAL JUST VALUE		188,035
NCON VALUE		75,611
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007591	CARPORT	3,600	11/01/2000
B007590	ADDITION	3,200	11/01/2000
B007276	FOUNDATION	2,000	06/01/2000
MH003155	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0630	5/10/2021	WD	U	I	11	100
GRANTOR: RIETESEL JERRY B & DA						
GRANTEE: RIETESEL JERRY B &						
0806/1866	9/18/1997	WD	U	I	09	33,000
GRANTOR: FLORA RALPH P						
GRANTEE: RIETESEL JERRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W72 S14 E72 N14$.

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
2	0810	CONCRETE A	0	100	18	10	180.00	SF	6.50	6.50	100	1998	1998	3	77	901	
3	1242	WD DECK A	0	100	28	11	308.00	SF	10.00	10.00	100	1994	1994	3	20	616	
5	0812	CONCRETE C	0	0	0	0	1,549.00	SF	4.00	4.00	100	2000	2000	3	80	4,957	
6	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2001	2001	3	20	756	
7	0754	FOP	0	100	20	12	240.00	SF	15.00	15.00	100	2001	2001	3	20	720	
8	0756	FEP	0	100	5	6	30.00	SF	27.00	27.00	100	2001	2001	3	20	162	
9	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1995	1995	3	20	1,054	
10	0351	CARPORT MT	0	100	20	20	400.00	SF	5.90	5.90	100	2003	2003	3	22	519	
11	0681	POLE SHED	0	100	10	24	240.00	SF	15.00	15.00	100	2003	2003	3	36	1,296	
12	0940	SHEDS/PORT	0	100	14	14	196.00	SF	18.30	18.30	100	2003	2003	3	22	789	

TOTAL OB/XF 11,770

LAND DESCRIPTION

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	100	0005		0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

PT F P SANSHEZ GRANT
SEC'S 50-2N-25E & 51-3N-25E
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46003 RABO ROAD
CALLAHAN, FL 32011

2023

50-2N-25-0000-0001-0030

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	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
Quality	04	Quality Level 04

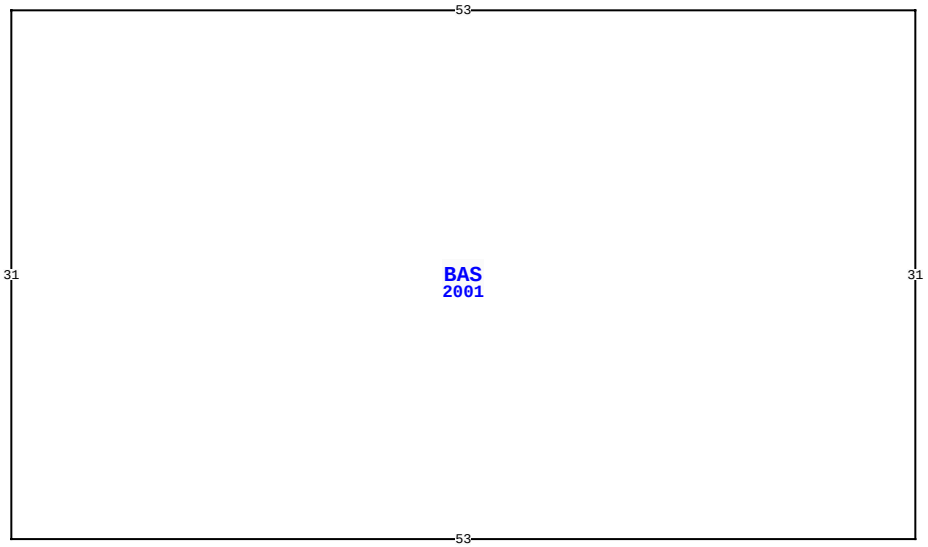
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	1,643	74,132
TOTALS	1,643		1,643	74,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,643	128.9200	90.24	148,264	2001	2001	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 1999 Heated Area: 1643 HX Base Yr 1999



46137 RABO RD, CALLAHAN

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0806/1866	9/18/1997	WD	U	I	09	33,000
GRANTOR: FLORA RALPH P						
GRANTEE: RIETESEL JERRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W53 S31 E53 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS