PT OF SECS 15 & 16 (EX 2-2)
IN OR 569/383

PENTICOFF CARL W JR
43708 RATLIFF ROAD
CALLAHAN, FL 32011

2024

15-1N-25-0000-0002-0010

BUILDING CHARACTERISTICS

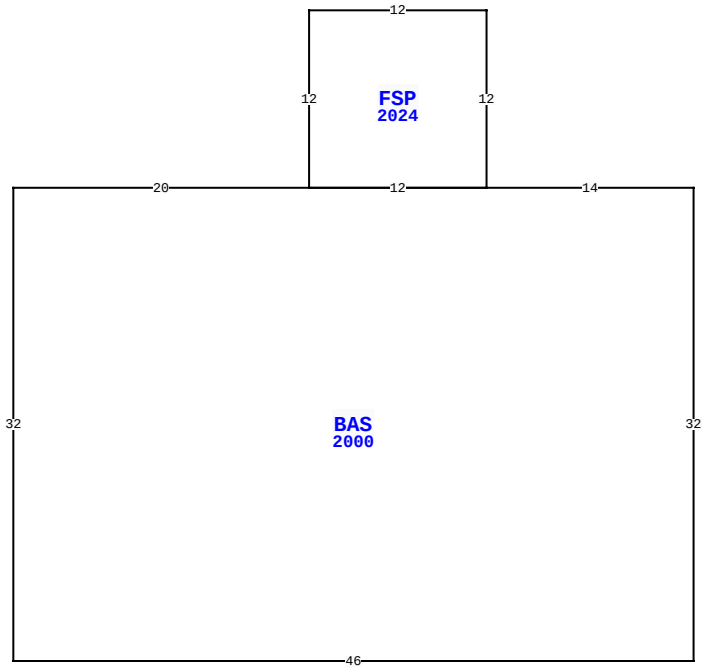
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,472	100	1,472	136,715
FSP	144	40	58	5,387
TOTALS	1,616		1,530	142,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,530	110.1600	104.65	160,114	2000	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 1472 HX Base Yr



43708 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,401
TOTAL MARKET OB/XF VALUE		3,796
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		238,197
SOH/AGL Deduction		110,721
ASSESSED VALUE		127,476
TOTAL EXEMPTION VALUE	HX HB SL VX	127,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,264

MISC STRG SHED/ CRPT = NV: KW 11/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007668	REPAIR/RRF	8,327	12/01/2017
B985074	NEW CONSTR	62,280	06/01/1998
8693	XFOB	1,920	02/26/1993
7903	MH MOVE-ON	15,254	08/09/1989
5724	GARAGE	34,000	05/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0569/0383	5/04/1989	WD	Q	V		15,000
GRANTOR: MILLER RUSSELL & D						
GRANTEE: PENTICOFF CARL W JR						
0431/0405	8/01/1984	WD	Q	I		56,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W14 W12 W20 S32 E46 N32 $
FSP=[YR=2024;ORIG=-26,0] E12 N12 W12 S12 $
.

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
1	0811	CONCRETE B	0	100	40	25	1,000.00	SF	5.20	5.20	100	1997	1997	3	73	3,796	

TOTAL OB/XF 3,796

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

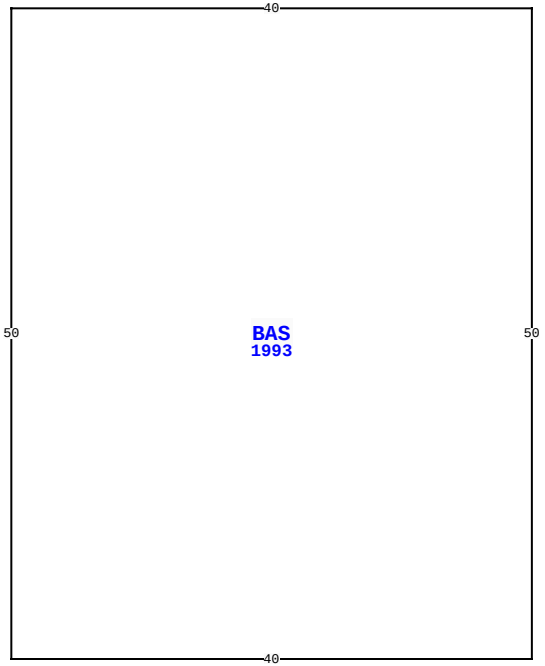
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	22,300
TOTALS	2,000		2,000	22,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	63.7000	22.30	44,600	1989	1994	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 2000 HX Base Yr



43708 RATLIFF RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: MILLER RUSSELL & D						
GRANTEE: PENTICOFF CARL W JR						
0431/0405	8/01/1984	WD	Q	I		56,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S50 E40 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS