IN OR 1732/716

**HAAG VENEISHA**
43201 MOSSY BRANCH
CALLAHAN, FL 32011

**2024**

**15-1N-25-0000-0002-0020**

## BUILDING CHARACTERISTICS

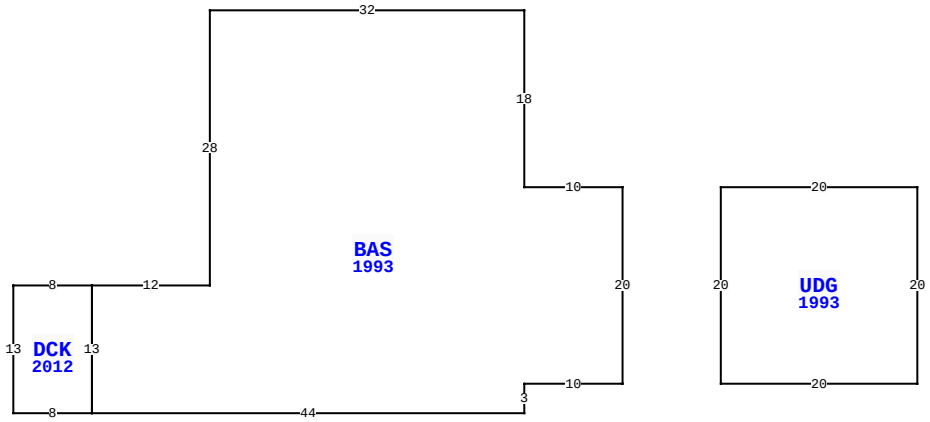
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 1,668 | 100 | 1,668 | 127,636 |
| DCK | 104 | 10 | 10 | 765 |
| UDG | 400 | 55 | 220 | 16,834 |
| TOTALS | 2,172 | | 1,898 | 145,237 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,898 | 109.5885 | 104.11 | 197,601 | 1928 | 1970 | 0 | 0 | 0 | 26.50 | 73.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1668 HX Base Yr




43704 RATLIFF RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 1,628 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 1,875.00 | SF | 2.00 | 2.00 | 100 | 1988 | 1988 | 3 | 50 | 1,875 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 24 | 30 | 720.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 73 | 3,416 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 145,237 |
| TOTAL MARKET OB/XF VALUE | 6,919 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 187,156 |
| SOH/AGL Deduction | 55,295 |
| ASSESSED VALUE | 131,861 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 131,861 |
| TOTAL JUST VALUE | 187,156 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 181,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5190 | TEMP POLE | 0 | 06/30/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1732/0716 | 3/01/2011 | WD | U | I | 11 | 41,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: HAAG VENEISHA & DOM | | | | | | |
| 1732/0715 | 1/10/2011 | QC | U | I | 11 | 71,900 |
| GRANTOR: BAC HOME LOANS SERVIC | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W10 N18 W32 S28 W12 DCK=[YR=2012] W8 S13 E8 N13$ S13 E44 N3 E10 N20$ PTR=E10 UDG=[YR=1993] E20 S20 W20 N20$ W10$.

## LAND DESCRIPTION

TOTAL OB/XF 6,919

| 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 | 000100 | C | SFR | 0 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 10/03/2022 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS