IN OR 1097/257

BALDWIN MELODIE J
43673 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0004-0000

BUILDING CHARACTERISTICS

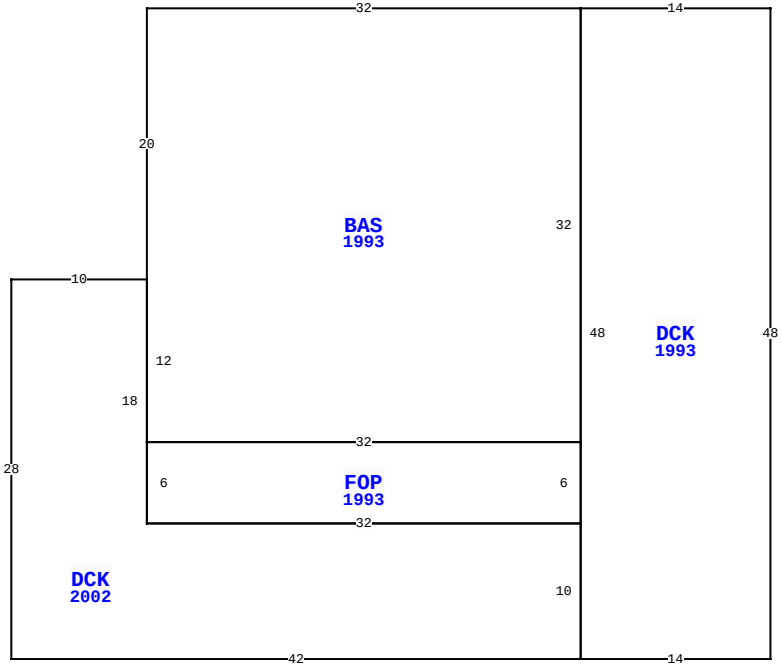
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,024	100	1,024	97,828
DCK	672	10	67	6,401
DCK	600	10	60	5,732
FOP	192	30	58	5,541
TOTALS	2,488		1,209	115,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	121.9000	115.80	140,002	1982	1982	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1024 HX Base Yr 2003



43673 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,502
TOTAL MARKET OB/XF VALUE		5,835
TOTAL LAND VALUE - MARKET		44,450
TOTAL MARKET VALUE		165,787
SOH/AGL Deduction		78,690
ASSESSED VALUE		87,097
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,097
TOTAL JUST VALUE		165,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0257	11/26/2002	WD	Q	I		89,900
GRANTOR: LONG MARK R & CONSTAN						
GRANTEE: BALDWIN MELODIE J						
0717/1529	11/07/1994	WD	Q	I		51,000
GRANTOR: MATHIS CAROLYN						
GRANTEE: LONG MARK R & CONST						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W14 BAS=[YR=1993] W32 S20 DCK=[YR=2002] W10 S28 E42 N10 FOP=[YR=1993] N6 W32 S6 E32 $ W32 N18 $ S12 E32 N32 $ S48 E14 N48 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1983	1983	3	20	3,360	
3	0802	ASPHALT B	0	100	80	10	800.00	SF	1.68	1.68	100	1990	1990	3	50	672	

LAND DESCRIPTION

TOTAL OB/XF 5,835

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	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/06/2024 BY SYS