IN OR 2415/1498

BECHEM DUSTIN K & CHELSEA J
43643 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

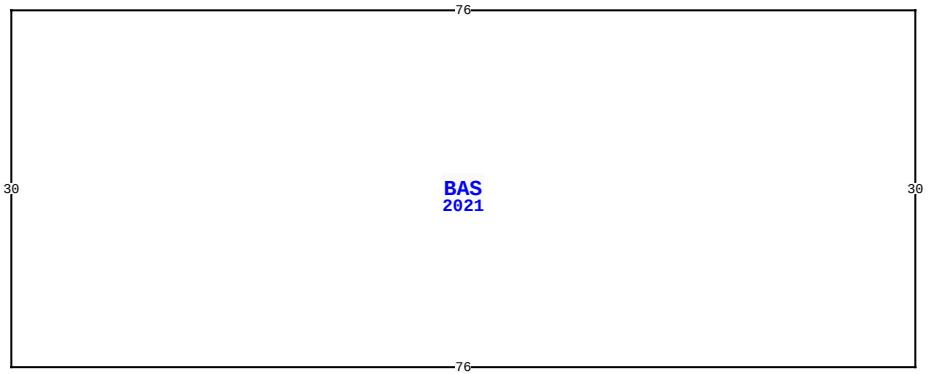
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	225,987
TOTALS	2,280		2,280	225,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.8600	101.14	230,599	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



43643 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,987
TOTAL MARKET OB/XF VALUE		11,563
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		307,550
SOH/AGL Deduction		3,667
ASSESSED VALUE		303,883
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,883
TOTAL JUST VALUE		307,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002969	CO ISSUED	0	06/17/2021
21002969	MH MOVE-ON	0	03/11/2021
MH971627	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2415/1498	11/27/2020	QC	U	I	11	100
GRANTOR: SMITH LORI A						
GRANTEE: BECHEM DUSTIN K & C						
0785/1060	2/21/1997	WD	Q	I		31,000
GRANTOR: GEIGER RANDOLPH ADAM						
GRANTEE: SMITH LORI A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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	0530	STBL WD	0	100	72	30	2,160.00	SF	18.00	18.00	100	2001	2001	3	29	11,275	
2	0351	CARPORT MT	0	100	12	20	240.00	SF	6.00	6.00	100	2001	2001	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 11,563

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS