

PARCEL 5 (SECT 16-1N-25) &
PARCEL 3-1 (SECT 15-1N-25)
IN OR 970/367

MANDEVILLE MATTHEW J
43660 RATLIFF ROAD
CALLAHAN, FL 32011-7252

2024

16-1N-25-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,547	100	2,547	279,523
FGR	864	55	475	52,129
FOP	216	30	65	7,133
FOP	260	30	78	8,560
FUS	490	100	490	53,776

TOTALS	4,377		3,655	401,122
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002
2	0812	CONCRETE C	0 100	0	0	2,121.00	SF	4.00	4.00	100	2002
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	18.50	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,655	96.4800	120.60	440,793	2002	2005	0	0	0	9.00	91.00
2 SNGL FAM - 100% - 2003												
Heated Area: 3037												
HX Base Yr 2003												

43660 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	0812	CONCRETE C	0 100	0	0	2,121.00	SF	4.00	4.00	100	2002	2002	3	82	6,957	
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	31	1,488	

TOTAL OB/XF															
10,165															

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
HX HB											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

CONCRETE AT ROAD NO VALUE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305435	ROOF	20,000	04/26/2023
B9610	NEW CONSTR	230,946	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0970/0367	2/09/2001	WD	Q	I		111,000	
GRANTOR: TISON LAWRENCE MCGILL							
GRANTEE: MANDEVILLE MATTHEW							
0356/0716	4/01/1982	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W24 S8 FOP=[YR=2002] W38 S8 E21 N2 E8 S2 E2 N4 E7 N4\$ S4 W7 S4 W2 N2 W8 S2 W21 N8 W16 S36 E7 S7 E6 FOP=[YR=2002] S8 E27 N8 W27\$ E32 N7 E9 FGR=[YR=2002] S15 E24 N38 W12 S4 W12 S19\$ N19 E12 N4 E12 N2 E3 N15 W3 N4\$ PTR=E15 FUS=[YR=2002] E14 S35 W14 N35\$ W15\$.											

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