

PT SEC 16-1N-25E IN OR 966/1819
OR 2540/1072 R/W PT OR 1057/1129
ESMT OR 1123/1406 & OR 1197/1813

TISON TRAVIS C & ZANDRA
43674 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0005-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6													
Exterior Wall	20	FACE BRICK 100	0900	01	3,049	107.4560	134.32	409,542	2003	2003	0	0	15.00	85.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 2080												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2.5 100																										
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	2,080	100	2,080	237,478																								
FGR	600	55	330	37,677																								
FOP	272	30	82	9,362																								
FOP	304	30	91	10,390																								
STP	40	10	4	456																								
STP	56	10	6	685																								
UDG	625	55	344	39,275																								
UST	250	45	112	12,787																								
TOTALS			4,227	3,049	348,111																							
EXTRA FEATURES			43674 RATLIFF RD, CALLAHAN																									
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	0812	CONCRETE C	0 100	0	0	2,037.00	SF	4.00	4.00	100	2003	2003	3	83	6,763													
BLD DATE																												
XF DATE																												
INC DATE																												
LGL DATE																												
LAND DATE																												
AG DATE																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
BAS=[YR=2003;ORIG=0,0] W22 W2 S9 W9 N2 W8 S2 W15 N9 W16 S41																												
E8 E34 N8 E6 N15 E24 N18 \$																												
UDG=[YR=2003;ORIG=20,-40] E25 S25 W25 N25 \$																												
FGR=[YR=2003;ORIG=-26,41] E26 N23 W24 S15 W6 S8 E4 \$																												
FOP=[YR=2003;ORIG=-64,41] S8 E11 E27 N8 W38 \$																												
FOP=[YR=2003;ORIG=-32,0] W24 S9 E15 N2 E8 S2 E9 N9 W8 \$																												
STP=[YR=2004;ORIG=-53,49] S4 E14 N4 W14 \$																												
STP=[YR=2004;ORIG=-22,0] N4 W10 S4 E10 \$																												
UST=[YR=2024;ORIG=20,-40] W10 S25 E10 N25 \$																												
.																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,450											
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,350											
REVIEW DATE 12/21/2023 BY KW Total Acres: 3.48 Total Land Value: 121,800 Market: 0 Agricultural: 0 Common: 121,800 PRINTED 08/06/2024 BY SYS																												

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