

MIXON MICHAEL D & KIMBERLY K
43596 RATLIFF ROAD
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

14CARPET 70

Interior Floor

11CLAY TILE 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4100

Bathrooms

2100

Frame

02WOOD FRAME 100

Stories

1.1.100

Units

0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,092

100

2,092

235,174

FCP

576

25

144

16,188

FOP

54

30

16

1,799

FOP

280

30

84

9,443

PTO

308

5

15

1,686

PTO

480

5

24

2,698

PTO

224

5

11

1,236

TOTALS

4,014

2,386

268,224

EXTRA FEATURES

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

10940

SHEDS/PORT

0100

12

12

144.00

SF

30.00

30.00

100

2000

2000

3

20

864

20500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2000

2000

3

84

2,940

30751

UOP

0100

15

15

225.00

SF

12.50

12.50

100

2010

2010

3

60

1,688

41242

WD DECK A

0100

0

0

252.00

SF

10.00

10.00

100

2010

2010

3

45

1,134

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000115

C

SFR ACRES

100

0006

OR

0.00

0.00

6.60

AC

1.00

1.00

1.00

16,000.00

16,000.00

105,600

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

6.60

Total Land Value:

105,600

Market:

0

Agricultural:

0

Common:

105,600

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

090001

2,386

108.6820

135.85

324,138

2000

2000

0

0

0

17.25

82.75

1 SNGL FAM - 100% - 2001

Heated Area: 2092

HX Base Yr 2001

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

284,096

TOTAL MARKET OB/XF VALUE

6,626

TOTAL LAND VALUE - MARKET

105,600

TOTAL MARKET VALUE

396,322

SOH/AGL Deduction

208,339

ASSESSED VALUE

187,983

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

137,983

TOTAL JUST VALUE

396,322

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

386,346

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0842/0011

7/22/1998

WD Q V

42,900

GRANTOR: MCKINNEY CLINTON O &

GRANTEE: MIXON MICHAEL & KIM

0602/0506

7/18/1990

WD U V

06

100

GRANTOR: HERRINGTON J O & SON

GRANTEE: MCKINNEY CLINTON &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-44,33] W2 U2L2 W4 D2L2 W2 W22 W16 S32 E15 E50 N32 W15 \$

FCP=[YR=2000;ORIG=-20,0] W24 S24 E24 N24 \$

PTO=[YR=2000;ORIG=0,0] W20 S24 E20 N24 \$

PTO=[YR=2000;ORIG=-56,33] N14 W22 S14 E22 \$

FOP=[YR=2000;ORIG=-79,65] S8 E35 N8 W35 \$

PTO=[YR=2012;ORIG=-78,19] W16 S14 E16 N14 \$

FOP=[YR=2000;ORIG=-44,24] S9 E6 N9 W6 \$

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