LOT 1
ESMT PT OR 1861/825
RATLIFF CROSSING PB 5/223

PARKER ANGELA
43601 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-1806-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

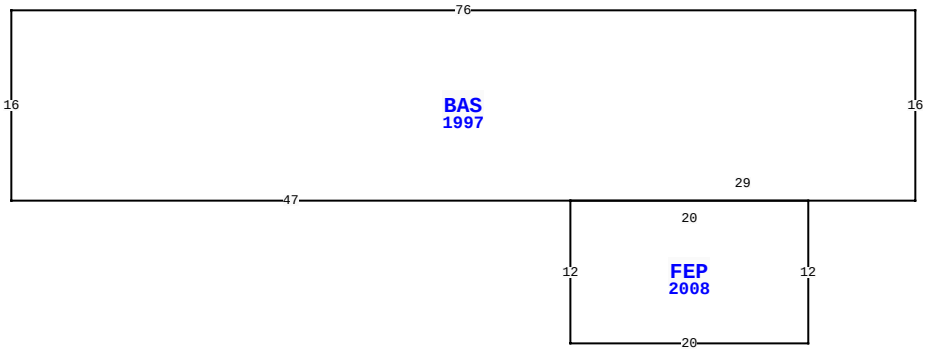
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	44,943
FEP	240	85	204	7,540
TOTALS	1,456		1,420	52,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,420	123.2000	92.40	131,208	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2021 Heated Area: 1420 HX Base Yr 2021



43601 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		52,483
TOTAL MARKET OB/XF VALUE		4,557
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		92,040
SOH/AGL Deduction		14,989
ASSESSED VALUE		77,051
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		22,051
TOTAL JUST VALUE		92,040
NCON VALUE		2,556
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015546	CARPORT	14,670	11/09/2021
MH961427	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2363/0618	5/21/2020	WD	Q	I	01	78,000
GRANTOR: O'BRIEN MARK & CINDY						
GRANTEE: PARKER ANGELA						
1621/0225	5/22/2009	WD	U	I	38	55,000
GRANTOR: JONES WANDA A						
GRANTEE: O'BRIEN MARK & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S16 E47 FEP=[YR=2008] S12 E20 N12 W20$ E29 N16$.

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	0351	CARPORT MT	0	100	14	35	490.00	SF	10.00	10.00	100	2021	2021	3	93	4,557	

TOTAL OB/XF 4,557

LAND DESCRIPTION

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS