

PT LOT 4
IN OR 2549/1557
RATLIFF ACRES UNR

ROVELLI BROOKE
43303 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	160,672
TOTALS	2,052		2,052	160,672

TOTALS		2,052		2,052	160,672		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0680	POLE SHED	0	0	50	30	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,052	116.0000	87.00	178,524	2017	2017	0	0	0	10.00	90.00	
2 M/H 94+ - 0% - 2023													
Heated Area: 2052													
HX Base Yr													
BAS 2019													

43303 RATLIFF RD, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												160,672	
TOTAL MARKET OB/XF VALUE												15,000	
TOTAL LAND VALUE - MARKET												89,950	
TOTAL MARKET VALUE												265,622	
SOH/AGL Deduction												0	
ASSESSED VALUE												265,622	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												265,622	
TOTAL JUST VALUE												265,622	
NCON VALUE												15,000	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												244,908	

BLDG:2:3: RP#12786461/12786460			
BLDG:2:1: DW/MH/ID:WHC023669GA/B			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010520	CO ISSUED	0	10/17/2018
18003828	MH MOVE-ON	0	08/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2549/1557	2/28/2022	WD	Q	I	01	253,000	
GRANTOR: BALOUTA RAFAT & ANGEL							
GRANTEE: ROVELLI BROOKE							
1864/0950	6/14/2013	WD	Q	I	02	25,000	
GRANTOR: FARWELL JEFFERY M							
GRANTEE: BALOUTA RAFAT & ANG							
PENDING NOTES							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W76 S27 E76 N27\$.													