PT OF LOT 6 (S-1)
IN OR 2402/241
RATLIFF ACRES UNR

JOHNSON KEVIN R
43327 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05

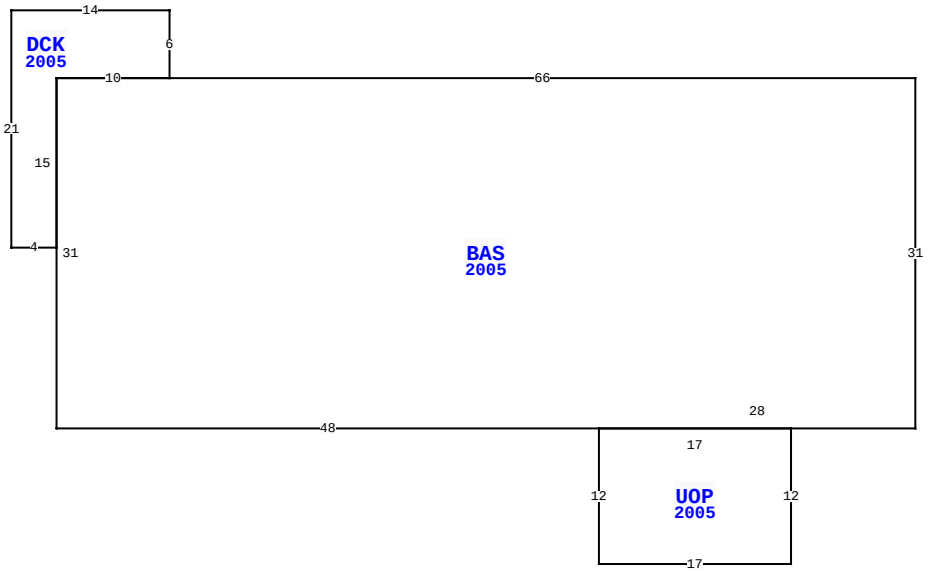
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	137,173
DCK	144	15	22	1,281
UOP	204	25	51	2,969
TOTALS	2,704		2,429	141,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,429	143.7600	107.82	261,895	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ - 100% - 2021 Heated Area: 2356 HX Base Yr 2021



43327 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		141,423
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		71,820
TOTAL MARKET VALUE		213,867
SOH/AGL Deduction		47,955
ASSESSED VALUE		165,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,912
TOTAL JUST VALUE		213,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0241	9/16/2020	QC	U	I	11	100
GRANTOR: JOHNSON RAYMOND N EST						
GRANTEE: JOHNSON KEVIN R						
1799/0971	12/16/2011	WD	U	I	11	100
GRANTOR: PICKARD HARLAN V III						
GRANTEE: JOHNSON RAYMOND N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 DCK=[YR=2005] N6 W14 S21 E4 N15 E10$ W10 S31 E48 UOP=[YR=2005] S12 E17 N12 W17$ E28 N31$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	2001	2001	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 624

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.99	AC		1.00	1.00	1.00	18,000.00	18,000.00	71,820							

REVIEW DATE 10/18/2022 BY KBA Total Acres: 3.99 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/06/2024 BY SYS