PT OF LOT 7 (S-2 & S-3)
IN OR 1805/1903
1997 FLEE SW/MH

WATERS BARBARA ANN
43337 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0007-0020

BUILDING CHARACTERISTICS

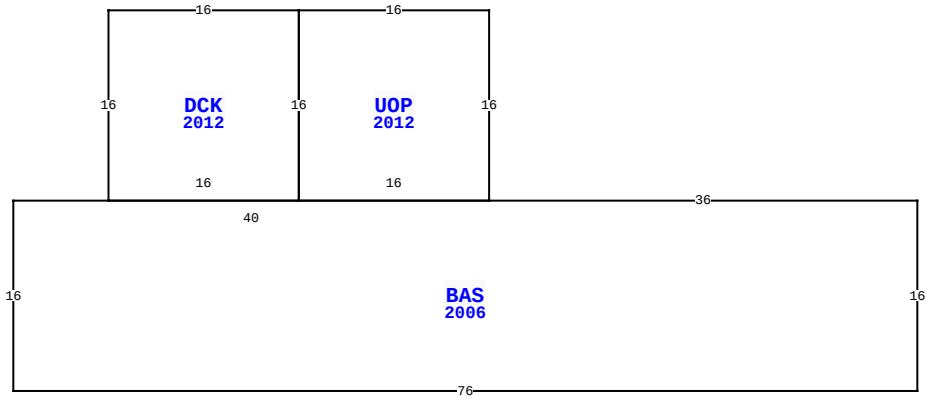
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,216	100	1,216	42,754
DCK	256	15	38	1,336
UOP	256	25	64	2,250
TOTALS	1,728		1,318	46,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	117.2000	87.90	115,852	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2009 Heated Area: 1216 HX Base Yr 2009



43337 RATLIFF RD, CALLAHAN

BLD DATE	05/09/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,341
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		145,841
SOH/AGL Deduction		72,821
ASSESSED VALUE		73,020
TOTAL EXEMPTION VALUE	HX HB	48,020
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971962	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1805/1903	8/02/2012	WD	U	I	30	100
GRANTOR: WATERS BOBBY & BARBAR						
GRANTEE: WATERS BARBARA ANN						
1594/1708	11/26/2008	WD	U	I	01	100
GRANTOR: WATERS BOBBY & BARBAR						
GRANTEE: WATERS BOBBY & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W36 UOP=[YR=2012] N16 W16 DCK=[YR=2012] W16 S16 E16 N16$ S16 E16$ W40 S16 E76 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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							

REVIEW DATE 10/18/2022 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 08/06/2024 BY SYS