PT OF LOT 9 (SEC 20-1N-25)
IN OR 2607/533 (EX S-3)
RATLIFF ACRES UNR

KIRKLAND AMANDA B & WILLIAM G IV
43201 PINERIDGE DRIVE
CALLAHAN, FL 32011

2024

16-1N-25-2900-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

43369 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	55,750
SOH/AGL Deduction	0
ASSESSED VALUE	55,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,750
TOTAL JUST VALUE	55,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004235	PRIVATE PROVIDER	376,311	04/12/2024
240004235	CO		04/12/2024
B2307566	SFR	376,311	06/13/2023
7676	REPAIR/RRF	4,950	11/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2607/0533	12/09/2022	WD	U	V	30	55,000
GRANTOR: BLACKSHEAR JOHN D & M						
GRANTEE: KIRKLAND AMANDA B &						
2514/0244	11/16/2021	WD	Q	V	01	55,000
GRANTOR: STOKES GENE H						
GRANTEE: BLACKSHEAR JOHN D &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	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	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 04/23/2024 BY TW Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/06/2024 BY SYS