PT OF LOT 9
IN OR 2169/828
R378193 & R378194

HUNTER SHERRY ANN
43359 RATLIFF ROAD
CALLAHAN, FL 32011

**2024**

**16-1N-25-2900-0009-0020**

## 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 | 04 | PLYWOOD 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 |

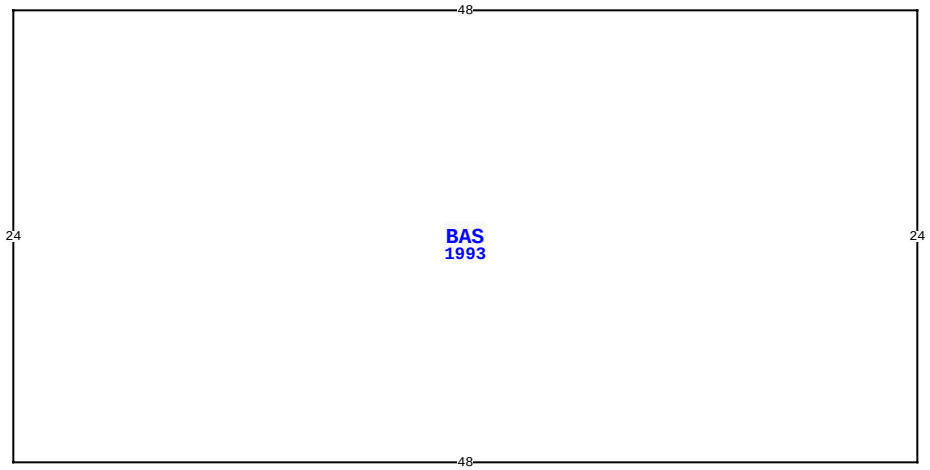
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 28,353 |
| TOTALS | 1,152 | | 1,152 | 28,353 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 117.2000 | 82.04 | 94,510 | 1973 | 1978 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2018 Heated Area: 1152 HX Base Yr 2018




43361 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 | | 224,729 |
| TOTAL MARKET OB/XF VALUE | | 17,161 |
| TOTAL LAND VALUE - MARKET | | 84,000 |
| TOTAL MARKET VALUE | | 325,890 |
| SOH/AGL Deduction | | 127,529 |
| ASSESSED VALUE | | 198,361 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 148,361 |
| TOTAL JUST VALUE | | 325,890 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 316,883 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17004322 | CO ISSUED | 0 | 05/16/2017 |
| 17003236 | MH MOVE-ON | 0 | 04/13/2017 |
| E11501 | CHNGE SRVC | 0 | 07/01/2003 |
| MH98 | MH MOVE-ON | 0 | 06/01/1998 |
| 7663 | REPAIR/RRF | 4,950 | 11/05/1991 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2169/0828 | 12/13/2017 | FJ | U | I | 11 | 100 |
| GRANTOR: BROMM CHARLENE K ESTA | | | | | | |
| GRANTEE: HUNTER SHERRY ANN | | | | | | |
| 2157/1356 | 11/01/2017 | QC | U | I | 11 | 100 |
| GRANTOR: BORN TAMMY MARIE ET A | | | | | | |
| GRANTEE: HUNTER SHERRY ANN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 28 | 672.00 | SF | 26.25 | 26.25 | 100 | 1990 | 1990 | 3 | 20 | 3,528 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 9 | 16 | 144.00 | SF | 20.10 | 20.10 | 100 | 1989 | 1989 | 3 | 20 | 579 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 10 | 22 | 220.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 440 | |
| 4 | 1243 | WD DECK F | 0 | 100 | 12 | 8 | 96.00 | SF | 8.00 | 8.00 | 100 | 1989 | 1989 | 3 | 20 | 154 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 240 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 10 | 11 | 110.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 220 | |
| 7 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1998 | 1998 | 3 | 100 | 6,000 | |
| 8 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1998 | 1998 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,161

| 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 | 0006 | OR | 0.00 | 0.00 | 2.40 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 84,000 | | | | | | | |

REVIEW DATE 10/19/2022 BY KBA Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 9
IN OR 2169/828
R378193 & R378194

HUNTER SHERRY ANN
43359 RATLIFF ROAD
CALLAHAN, FL 32011

**2024**

**16-1N-25-2900-0009-0020**

## NASSAU COUNTY PROPERTY



### 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 | 04 | Quality Level 04 |

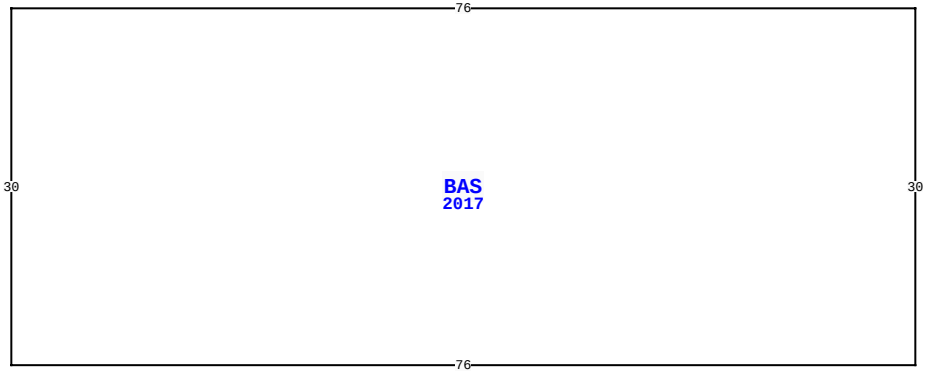
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 196,376 |
| TOTALS | 2,280 | | 2,280 | 196,376 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 127.6000 | 95.70 | 218,196 | 2017 | 2017 | 0 | 0 | 0 | 10.00 | 90.00 |

2 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018




43361 RATLIFF RD, CALLAHAN

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| BLD DATE | | LGL DATE | |
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|---|---|---|---|
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| GRANTEE: HUNTER SHERRY ANN | | | | | | |
| 2157/1356 | 11/01/2017 | QC | U | I | 11 | 100 |
| GRANTOR: BORN TAMMY MARIE ET A | | | | | | |
| GRANTEE: HUNTER SHERRY ANN | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 N30$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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