LOT 10 (EX S-1)
IN OR 1105/945 (SEC 20-1N-25)
R787773 & R787774 & R787775

MOSER GRACE E/MOSER MICHAEL W
43383 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

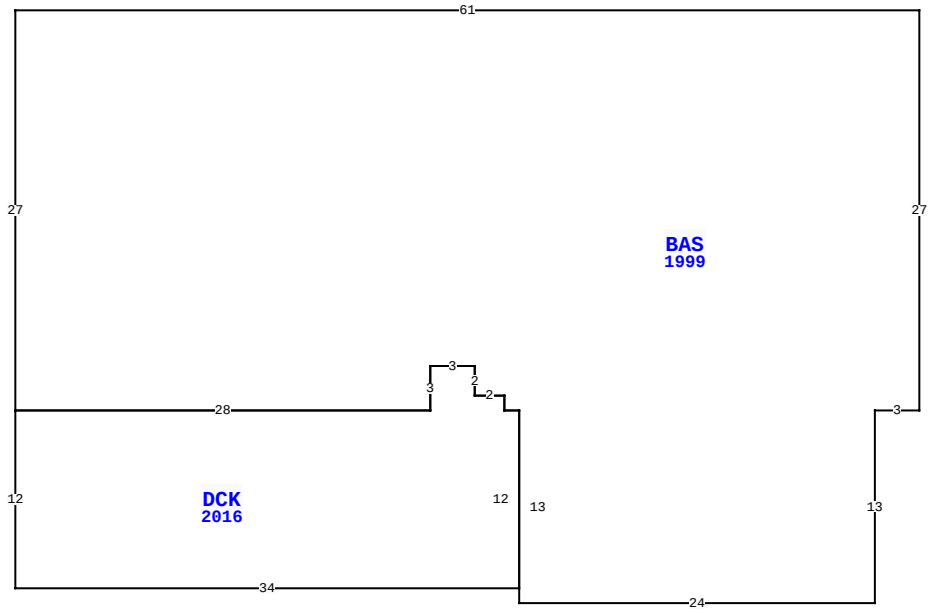
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,948	100	1,948	83,158
DCK	419	15	63	2,689
TOTALS	2,367		2,011	85,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,011	135.5200	101.64	204,398	1998	1998	0	0	0	58.00	42.00

3 M/H 94+ – 100% - 2000 Heated Area: 1948 HX Base Yr 2000



43383 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		151,025
TOTAL MARKET OB/XF VALUE		17,306
TOTAL LAND VALUE - MARKET		75,420
TOTAL MARKET VALUE		243,751
SOH/AGL Deduction		82,883
ASSESSED VALUE		160,868
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,868
TOTAL JUST VALUE		243,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165801	MH MOVE-ON	0	12/01/2016
MH992528	MH MOVE-ON	0	01/01/1999
MH98	MH MOVE-ON	0	11/01/1998
MH971704	MH MOVE-ON	0	03/01/1997
MH971705	MH MOVE-ON	0	03/01/1997
8499	MH MOVE-ON	32,400	04/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0945	1/06/2003	QC	U	I	07	100
GRANTOR: MOSER GRACE E &						
GRANTEE: MOSER GRACE & MICHA						
1080/1224	9/11/2002	QC	U	I	01	100
GRANTOR: MOSER GRACE E						
GRANTEE: MOSER GRACE E & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W61 S27 DCK=[YR=2016] S12 E34 N12 W1 N1 W2 N2 W3 S3 W28$ E28 N3 E3 S2 E2 S1 E1 S13 E24 N13 E3 N27$.

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	0351	CARPORT MT	4	100	22	24	528.00	SF	10.00	10.00	100	1960	1960	3	20	1,056	
2	0510	GARAGE WD-	3	100	12	24	288.00	SF	35.00	35.00	100	1991	1991	3	20	2,016	
3	0510	GARAGE WD-	3	100	20	24	480.00	SF	35.00	35.00	100	1991	1991	3	20	3,360	
4	0811	CONCRETE B	0	0	53	14	742.00	SF	5.20	5.20	100	1984	1984	3	44	1,698	
5	0510	GARAGE WD-	5	100	16	26	416.00	SF	35.00	35.00	100	1991	1991	3	20	2,912	
6	0810	CONCRETE A	5	100	0	0	612.00	SF	6.50	6.50	100	1997	1997	3	73	2,904	
7	0940	SHEDS/PORT	5	0	16	10	160.00	SF	30.00	30.00	100	1988	1988	3	20	960	
8	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	100	1988	1988	3	20	960	
9	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1988	1988	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 17,306

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	4.19	AC		1.00	1.00	1.00	18,000.00	18,000.00	75,420							

REVIEW DATE 07/24/2024 BY TWA Total Acres: 4.19 Total Land Value: 75,420 Market: 0 Agricultural: 0 Common: 75,420 PRINTED 08/06/2024 BY SYS

LOT 10 (EX S-1)
IN OR 1105/945 (SEC 20-1N-25)
R787773 & R787774 & R787775

MOSER GRACE E/MOSER MICHAEL W
43383 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

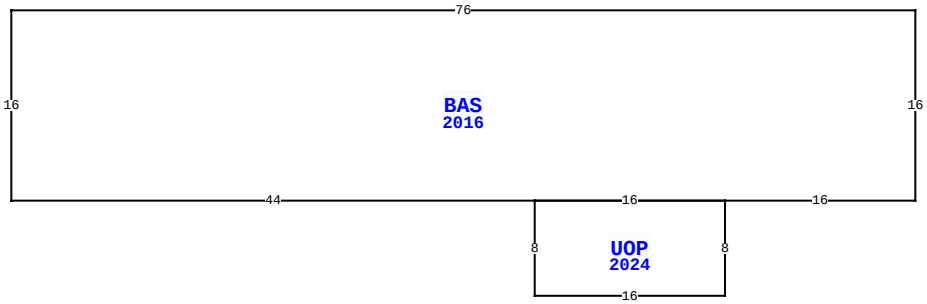
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	24,617
UOP	128	25	32	648
TOTALS	1,344		1,248	25,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	96.4000	67.48	84,215	1989	1989	0	0	0	70.00	30.00

4 M/H 93- – 0% - 2000 Heated Area: 1216 HX Base Yr 2000



43383 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,025
TOTAL MARKET OB/XF VALUE		17,306
TOTAL LAND VALUE - MARKET		75,420
TOTAL MARKET VALUE		243,751
SOH/AGL Deduction		82,883
ASSESSED VALUE		160,868
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,868
TOTAL JUST VALUE		243,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/0945	1/06/2003	QC	U	I	07	100
GRANTOR: MOSER GRACE E &						
GRANTEE: MOSER GRACE & MICHA						
1080/1224	9/11/2002	QC	U	I	01	100
GRANTOR: MOSER GRACE E						
GRANTEE: MOSER GRACE E & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W76 S16 E44 E16 E16 N16 $
UOP=[YR=2024;ORIG=-16,16] W16 S8 E16 N8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/24/2024 BY TWA Total Acres: 4.19 Total Land Value: 75,420 Market: 0 Agricultural: 0 Common: 75,420 PRINTED 08/06/2024 BY SYS

LOT 10 (EX S-1)
IN OR 1105/945 (SEC 20-1N-25)
R787773 & R787774 & R787775

MOSER GRACE E/MOSER MICHAEL W
43383 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0010-0000

BUILDING CHARACTERISTICS

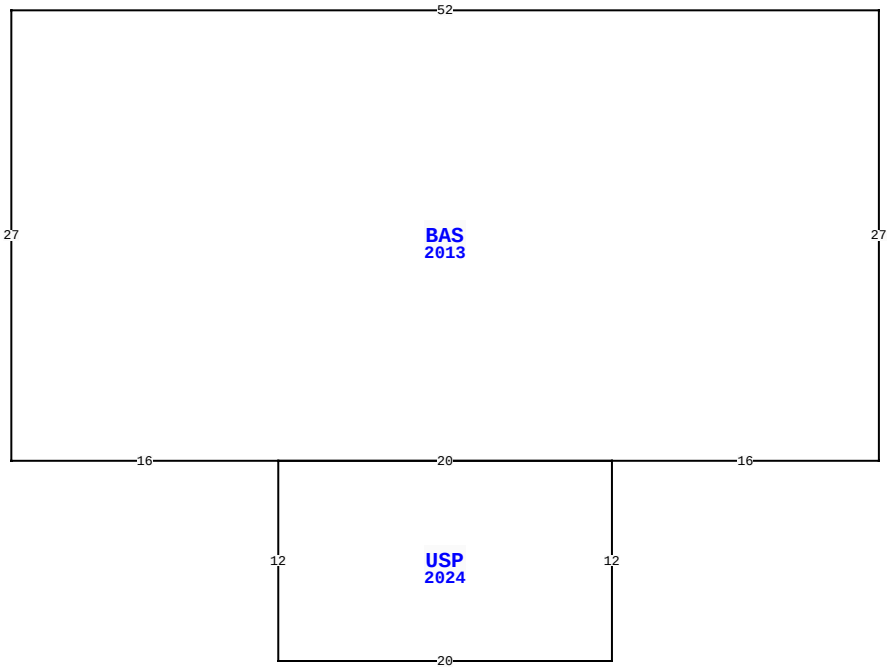
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,404	100	1,404	36,771
USP	240	50	120	3,143
TOTALS	1,644		1,524	39,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	116.4000	87.30	133,045	1994	1994	0	0	0	70.00	30.00

5 M/H 94+ – 0% - 2000 Heated Area: 1404 HX Base Yr 2000



43383 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,025
TOTAL MARKET OB/XF VALUE		17,306
TOTAL LAND VALUE - MARKET		75,420
TOTAL MARKET VALUE		243,751
SOH/AGL Deduction		82,883
ASSESSED VALUE		160,868
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		105,868
TOTAL JUST VALUE		243,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0945	1/06/2003	QC	U	I	07	100
GRANTOR: MOSER GRACE E &						
GRANTEE: MOSER GRACE & MICHA						
1080/1224	9/11/2002	QC	U	I	01	100
GRANTOR: MOSER GRACE E						
GRANTEE: MOSER GRACE E & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W52 S27 E16 E20 E16 N27 $
USP=[YR=2024;ORIG=-36,27] E20 S12 W20 N12 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/24/2024 BY TWA Total Acres: 4.19 Total Land Value: 75,420 Market: 0 Agricultural: 0 Common: 75,420 PRINTED 08/06/2024 BY SYS