PT OF LOT 11
IN OR 530 PG 1198
RATLIFF ACRES UNR

FERRANTI JOSEPH T III
43389 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

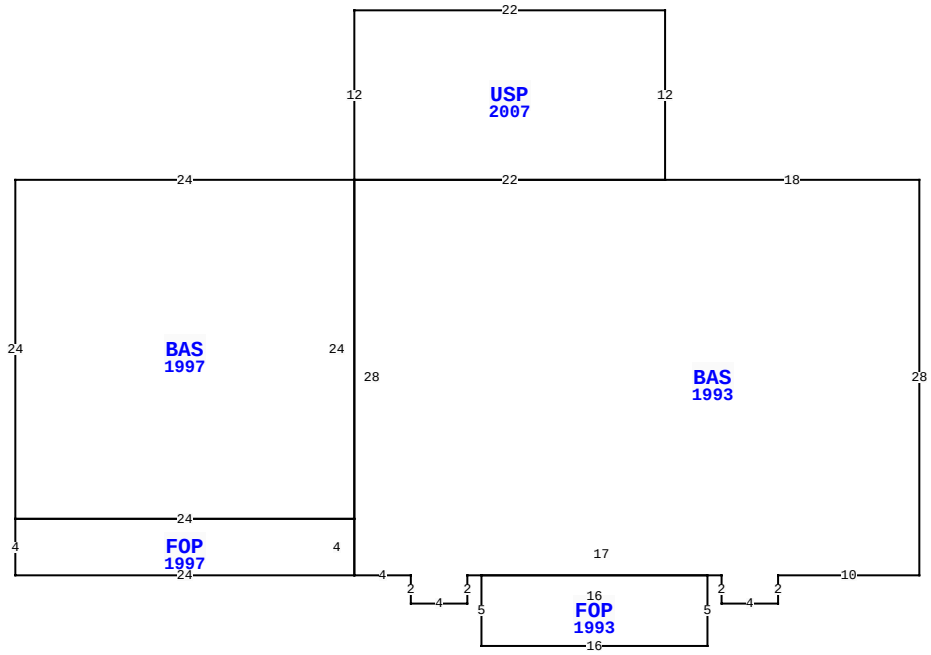
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	1,136	131,906
BAS	576	100	576	66,882
FOP	80	30	24	2,787
FOP	96	30	29	3,368
USP	264	30	79	9,173
TOTALS	2,152		1,844	214,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,844	107.8000	134.75	248,479	1987	1995	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 0 Heated Area: 1712 HX Base Yr



43389 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		214,114
TOTAL MARKET OB/XF VALUE		42,978
TOTAL LAND VALUE - MARKET		47,600
TOTAL MARKET VALUE		304,692
SOH/AGL Deduction		162,805
ASSESSED VALUE		141,887
TOTAL EXEMPTION VALUE	WR HX HB	55,000
BASE TAXABLE VALUE		86,887
TOTAL JUST VALUE		304,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18376	SWIM POOL	34,500	08/01/2006
3507	N/A	30,209	07/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0530/1198	11/12/1987	WD	Q	I		54,500
GRANTOR: INDUS CONST SERV INC						
GRANTEE: FERRANTI JOSEPH III						
0496/0858	8/27/1986	WD	U	V		12,000
GRANTOR: EZELL GEORGE						
GRANTEE: INDUS CONST SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2007] N12 W22 S12 E22$ W22 BAS=[YR=1997] W24 S24 FOP=[YR=1997] S4 E24 N4 W24$ E24 N24 $ S28 E4 S2 E4 N2 E1 FOP=[YR=1993] S5 E16 N5 W16$ E17 S2 E4 N2 E10 N28$.

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	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1987	1987	3	52	254	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	15.00	15.00	100	1987	1987	3	20	192	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1997	1997	3	25	4,200	
5	0351	CARPORT MT	0	100	10	24	240.00	SF	10.00	10.00	100	1997	1997	3	20	480	
6	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1997	1997	3	73	949	
7	0810	CONCRETE A	0	100	2	22	44.00	SF	6.50	6.50	100	1997	1997	3	73	209	
8	0810	CONCRETE A	0	100	11	21	231.00	SF	6.50	6.50	100	1994	1994	3	68	1,021	
9	0812	CONCRETE C	0	100	0	0	3,311.00	SF	4.00	4.00	100	2000	2000	3	79	10,463	
10	0861	POOL GUNIT	0	100	0	0	490.00	SF	85.00	85.00	100	2006	2006	3	44	18,326	

TOTAL OB/XF 38,264

LAND DESCRIPTION

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	1.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,600							

REVIEW DATE 10/19/2022 BY KBA Total Acres: 1.36 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 08/06/2024 BY SYS

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0855	CONC PAVER	0	100	0	0	774.00	SF	7.00	7.00	100	2006	2006	3	87	4,714	

LAND DESCRIPTION

TOTAL OB/XF 4,714

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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