

PT OF LOT 11
IN OR 2061/530
RATLIFF ACRES UNR

HARPMAN BENJAMIN A/DOREEN KOTY L
43397 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0011-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6										
Exterior Wall	20	FACE BRICK 100	0900	01	2,534	109.8720	137.34	348,020	1997	2005	0	0	0	13.50	86.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017													Heated Area: 2133									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 100																							
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																							
Occupancy	00	NONE 100																							
Quality			04	Quality Level 04																					
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	2,133	100	2,133	253,398																					
FGR	570	55	314	37,303																					
FOP	32	30	10	1,188																					
FOP	126	30	38	4,514																					
FOP	24	30	7	831																					
USP	108	30	32	3,802																					
TOTALS			2,993	2,534	301,037																				
EXTRA FEATURES			43397 RATLIFF RD, CALLAHAN																						
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									
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1997	1997	3	80	2,800									
2	0855	CONC PAVER	0	100	0	0		934.00	SF 10.00	10.00	100	1997	1997	3	73	6,818									
3	0855	CONC PAVER	0	100	0	0		1,458.00	SF 10.00	10.00	100	2000	2000	3	79	11,518									
4	0479	VF PICKET	0	100	0	0		144.00	LF 10.00	10.00	100	2001	2001	3	55	792									
5	0855	CONC PAVER	0	100	0	0		1,364.00	SF 10.00	10.00	100	2006	2006	3	87	11,867									
6	0462	ST/AL FNC	0	100	0	0		75.00	SF 10.00	10.00	100	2008	2008	3	52	390									
7	0861	POOL GUNIT	0	100	0	0		364.00	SF 85.00	85.00	100	2017	2017	3	84	25,990									
8	0855	CONC PAVER	0	100	0	0		643.00	SF 10.00	10.00	100	2017	2017	3	97	6,237									
TOTAL OB/XF 66,412																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/27/2024 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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