

LOT 14
IN OR 2604/1963
RATLIFF ACRES UNR

CAMACHO FRANK R JR & CHARITY R
43457 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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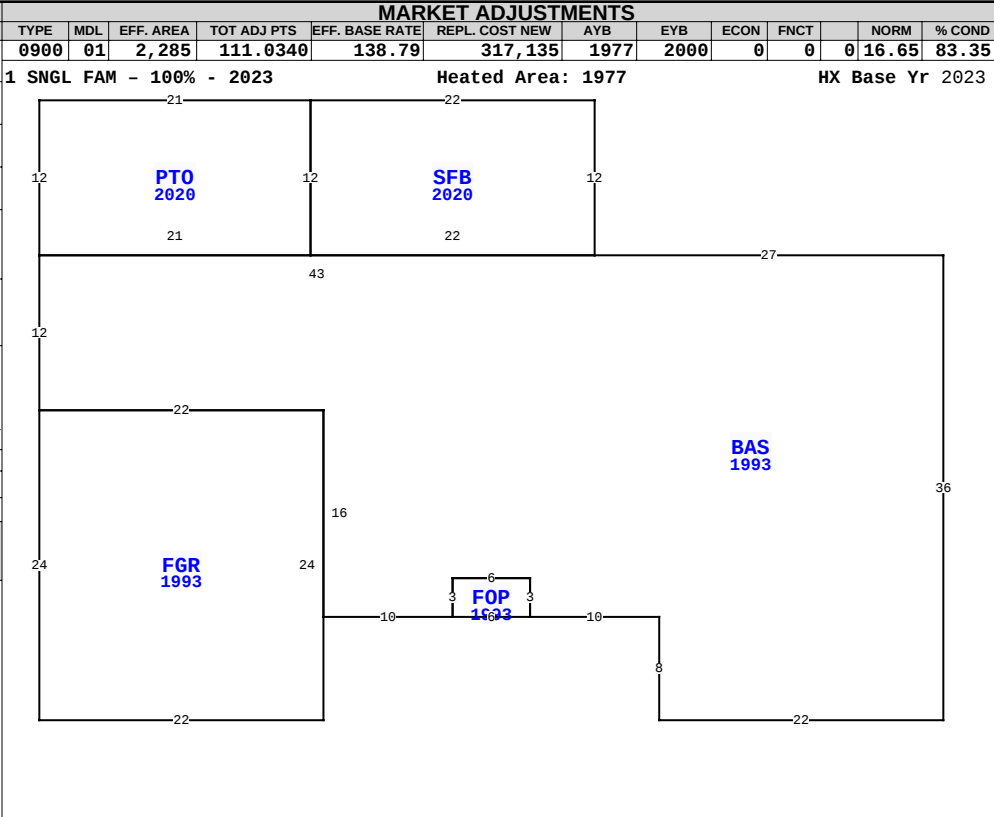
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100	1,766	204,293
FGR	528	55	290	33,548
FOP	18	30	5	578
PTO	252	5	13	1,504
SFB	264	80	211	24,409

TOTALS	2,828		2,285	264,332
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	
3	0845	KOOL DECK	0	100	102	5	510.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	100	0	0	3,112.00	SF	4.00	4.00	
5	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	
6	0812	CONCRETE C	0	100	0	0	2,920.00	SF	4.00	4.00	
7	0300	BOAT DCK W	0	100	0	0	184.00	SF	40.00	40.00	
8	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.00	AC	



43457 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1977	1977	3	40	1,400	
2	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100	2000	2000	3	25	10,200	
3	0845	KOOL DECK	0	100	102	5	510.00	SF	7.25	7.25	100	1988	1988	3	54.5	2,015	
4	0812	CONCRETE C	0	100	0	0	3,112.00	SF	4.00	4.00	100	1986	1986	3	49.5	6,162	
5	0350	CARPORT WD	0	100	22	21	462.00	SF	13.00	13.00	100	2005	2005	3	24	1,441	
6	0812	CONCRETE C	0	100	0	0	2,920.00	SF	4.00	4.00	100	2002	2002	3	82	9,578	
7	0300	BOAT DCK W	0	100	0	0	184.00	SF	40.00	40.00	100	1995	1995	3	23	1,693	
8	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	100	2022	2022	3	98	9,173	

TOTAL OB/XF											
41,662											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				365,645	
TOTAL MARKET OB/XF VALUE				41,662	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				487,307	
SOH/AGL Deduction				0	
ASSESSED VALUE				487,307	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				437,307	
TOTAL JUST VALUE				487,307	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				473,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003264	REPAIR/RRF	22,800	04/15/2020
4731	SWIM POOL	8,750	03/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2604/1963	11/14/2022	WD	Q	I	01	560,000	
GRANTOR: HAHN JAMES E & COURTN							
GRANTEE: CAMACHO FRANK R JR							
2469/0979	6/01/2021	WD	Q	I	01	519,000	
GRANTOR: YOUNG FRANK T & KARIS							
GRANTEE: HAHN JAMES E & COUR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 SFB=[YR=2020] N12 W22 PTO=[YR=2020] W21 S12 E21 N12\$ S12 E22\$ W43 S12 FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E10 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E10 S8 E22 N36\$											

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