

MCCALL WESLEY S & CRYSTAL A
43487 RATLIFF RD
CALLAHAN, FL 32011

16-1N-25-2900-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0203FACE BRICK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type120513110304MODULAR MT 100 DRYWALL 100 LVT/LAMNT 90 CLAY TILE 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame0221002100WOOD FRAME 100

Stories Units BUD8 Adjustme Occupancy106001.1000100DIST 1D 100NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREATYPETOTALGROSSAREAPCTOFBASETOTADJAREASUBAREAMARKETVALUE

BAS1,9801001,980206,421

FGR1,0205556158,486

FOP6030181,876

UOP36020727,506

TOTALS3,4202,631274,290

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEBYECONFNCTNORM% COND

0900012,631107.6160134.52353,922198819930022.5077.50

1 SNGL FAM - 100% - 2021Heated Area: 1980HX Base Yr 2021

30121230

519343430

15441930

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE274,290

TOTAL MARKET OB/XF VALUE81,913

TOTAL LAND VALUE - MARKET93,800

TOTAL MARKET VALUE450,003

SOH/AGL Deduction159,838

ASSESSED VALUE290,165

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE240,165

TOTAL JUST VALUE450,003

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE440,787

PERMIT NUMDESCRIPTIONAMTISSUED

B240004434BARN 42 X 30 (T)40,44604/18/2024

22005218ADDITION11,49604/05/2022

21012437SWIM POOL99,00009/16/2021

2777H/AC2,50010/24/1988

5183NEW CONSTR2,00006/28/1988

3433N/A10,00004/28/1986

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDPRICE

2343/12282/28/2020WDQI01236,000

GRANTOR: HAND VERNON D & LINDA

GRANTEE:MCCALL WESLEY S & C

1906/16233/07/2014QCUI11100

GRANTOR: EDDY BRIAN DANIEL ETA

GRANTEE: SAWYER YVONNE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2022] W30 BAS=[YR=1993] W9 UOP=[YR=2022] N12 W30 S12 E30\$ W51 S34 E26 FOP=[YR=1993] E15 N4 W15 S4\$ N4 E15 S4 E19 N34\$ S34 E30 N34 \$.

EXTRA FEATURES

43487 RATLIFF RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A010034301,020.00SF6.506.5010019881988354.53,613

20511GARAGE CB-010030361,080.00SF40.0040.001001991199136226,784

30681POLE SHED01002412288.00SF11.2511.2510019971997325810

40812CONCRETE C0100002,134.00SF4.004.0010019901990359.55,079

50092AUTO GATE0100001.00UT1,750.001,750.00100202020203901,575

60861POOL GUNIT010000356.00SF85.0085.001002022202239829,655

70855CONC PAVER0100001,166.00SF10.0010.0010020222022310011,660

81076TRELLIS A01001410140.00SF7.507.50100202220223981,029

90462ST/AL FNC0100360144.00SF10.0010.00100202220223981,411

100463FENCE GATE0100001.00UT300.00300.0010020222022399297

LAND DESCRIPTIONTOTAL OB/XF81,913

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

2000115CSFR ACRES100OR0.000.001.68AC1.001.001.0035,000.0035,000.0058,800

REVIEW DATE01/09/2023BYKWTotal Acres: 2.68Total Land Value: 93,800Market: 0Agricultural: 0Common: 93,800PRINTED 08/06/2024 BY SYS