LOT 18 (EX S-1 & S-2)
IN OR 1569/1344
RATLIFF ACRES UNR

GRIFFIS LEO D
43515 RATLIFF ROAD
CALLAHAN, FL 32011-8253

2024

16-1N-25-2900-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

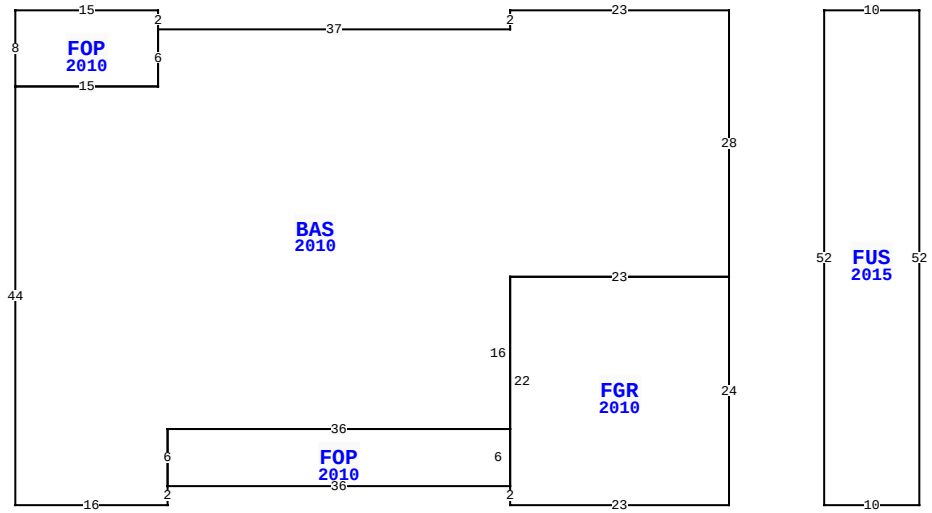
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,866	100	2,866	299,443
FGR	552	55	304	31,763
FOP	120	30	36	3,761
FOP	216	30	65	6,792
FUS	520	100	520	54,330
TOTALS	4,274		3,791	396,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,791	88.9200	111.15	421,370	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2011 Heated Area: 3386 HX Base Yr 2011



43515 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		396,088
TOTAL MARKET OB/XF VALUE		74,218
TOTAL LAND VALUE - MARKET		67,392
TOTAL MARKET VALUE		537,698
SOH/AGL Deduction		231,490
ASSESSED VALUE		306,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,208
TOTAL JUST VALUE		537,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22435	CO ISSUED	0	06/14/2010
E21970	ELEC OTHER	2,000	07/01/2009
M14708	MECH OTHER	0	07/01/2009
P13740	PLUMBING	0	04/01/2009
B22435	NEW CONSTR	293,370	04/01/2009
3419	NEW CONSTR	30,268	06/13/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/1344	6/04/2008	QC	U	V	01	100
GRANTOR: GRIFFIS LEO W						
GRANTEE: GRIFFIS LEO D						
0952/0244	10/03/2000	WD	U	V	01	12,700
GRANTOR: GRIFFIS LEO DEWAYNE						
GRANTEE: GRIFFIS LEO W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 S2 W37 FOP=[YR=2010] N2 W15 S8 E15 N6$ S6 W15 S44 E16 N2 FOP=[YR=2010] E36FGR=[YR=2010] S2 E23 N24 W23 S22$ N6 W36 S6$ N6 E36 N16 E23 N28$ PTR=E10 FUS=[YR=2015] E10 S52 W10 N52$ W10$.

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	0855	CONC PAVER	0	100	0	0	278.00	SF	10.00	10.00	100	2014	2014	3	95	2,641	
2	0855	CONC PAVER	0	100	0	0	651.00	SF	10.00	10.00	100	2017	2017	3	97	6,315	
3	0855	CONC PAVER	0	100	0	0	1,518.00	SF	10.00	10.00	100	2017	2017	3	97	14,725	
4	0202	BARN WD 30	0	100	67	46	3,082.00	SF	15.00	15.00	100	2019	2019	3	90	41,607	
5	0812	CONCRETE C	0	100	0	0	2,278.00	SF	4.00	4.00	100	2019	2019	3	98	8,930	

LAND DESCRIPTION

TOTAL OB/XF 74,218

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	4.68	AC		1.00	1.00	0.80	18,000.00	14,400.00	67,392							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 4.68 Total Land Value: 67,392 Market: 0 Agricultural: 0 Common: 67,392 PRINTED 08/06/2024 BY SYS