

PT OF LOT 21
PARCEL 1 IN OR 2726/335
RATLIFF ACRES UNR

HALL BETTY JO L/E/
43552 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0021-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	04	PLYWOOD 10		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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	01	Quality Level 01		
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	1,269	100	1,269	115,844
FGR	594	55	327	29,851
FOP	105	30	32	2,921
SFB	252	80	202	18,440
TOTALS	2,220		1,830	167,055

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,830	99.9000	124.88	228,530	1975	1985	0	0	26.90	73.10
1 SNGL FAM - 100% - 0											
Heated Area: 1471											
HX Base Yr											
43552 RATLIFF RD, CALLAHAN											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										167,055		
TOTAL MARKET OB/XF VALUE										4,949		
TOTAL LAND VALUE - MARKET										78,050		
TOTAL MARKET VALUE										250,054		
SOH/AGL Deduction										152,777		
ASSESSED VALUE										97,277		
TOTAL EXEMPTION VALUE					HX HB WX					55,000		
BASE TAXABLE VALUE										42,277		
TOTAL JUST VALUE										250,054		
NCON VALUE										3,024		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										230,511		
LAND:1:1: ALSO SEE ADJCNT PRCL 0021-0040												