PT OF LOT 21
PARCEL 2 IN OR 2726/335
EX ESMT PT OR 1500/1259

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

2024

16-1N-25-2900-0021-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,060
TOTAL MARKET VALUE	66,060
SOH/AGL Deduction	8,843
ASSESSED VALUE	57,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,217
TOTAL JUST VALUE	66,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,060

PRCL:0:1: OWNS ADJCNT PRCL: 16-1N-25-2900-0021-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2726/335	7/18/2024	WD	U	I	11	100
GRANTOR: HALL BETTY JO						
GRANTEE: CADY ELIZABETH ANN						
0903/0697	10/13/1999	QC	U	V	01	100
GRANTOR: WATERS BETTY JO						
GRANTEE: WATERS BETTY JO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	3.67	AC		1.00	1.00	1.00	18,000.00	18,000.00	66,060							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.67 Total Land Value: 66,060 Market: 0 Agricultural: 0 Common: 66,060 PRINTED 08/06/2024 BY SYS