

BURNS KATHY D
43508 RATLIFF ROAD
CALLAHAN, FL 32011

16-1N-25-2900-0022-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 20 FACE BRICK 100										0900 01 2,802 103.4880 129.36 362,467 1984 1995 0 0 21.00 79.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 0 Heated Area: 2615 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 286,349									
Interior Wall 03 DRYWALL 90																				TOTAL MARKET OB/XF VALUE 43,590									
Interior Wall 02 WALL BD/WD 10																				TOTAL LAND VALUE - MARKET 123,750									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 453,689									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 230,379									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 223,310									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 168,310									
Bathrooms 3 100																				TOTAL JUST VALUE 453,689									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 474,224									
BUD8 Adjustme 06 DIST 1D 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 2,079 100 2,079 212,462																													
BAS 536 100 536 54,776																													
FCP 624 25 156 15,942																													
FCP 104 25 26 2,657																													
FOP 18 30 5 511																													
TOTALS 3,361 2,802 286,349																													
EXTRA FEATURES										43508 RATLIFF RD, CALLAHAN																			
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										BLD DATE 03/03/2023 NW LGL DATE 01/31/2024 DC										XF DATE 01/31/2024 DC									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1984 1984 3 56 1,960																													
2 0940 SHEDS/PORT 0 100 10 16 160.00 SF 30.00 30.00 100 1985 1985 3 20 960																													
3 0940 SHEDS/PORT 0 100 12 19 228.00 SF 30.00 30.00 100 1984 1984 3 20 1,368																													
4 0810 CONCRETE A 0 100 61 3 183.00 SF 6.50 6.50 100 1984 1984 3 44 523																													
5 0861 POOL GUNIT 0 100 16 32 512.00 SF 85.00 85.00 100 1988 1988 3 20 8,704																													
6 0510 GARAGE WD- 0 100 47 20 940.00 SF 35.00 35.00 100 1983 1983 3 20 6,580																													
7 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2004 2004 3 88 3,080																													
8 0812 CONCRETE C 0 100 0 0 2,900.00 SF 4.00 4.00 100 2004 2004 3 84 9,744																													
9 1127 BRICK 8" 0 100 120 0 240.00 SF 11.00 11.00 100 1988 1988 3 84 2,218																													
10 0461 IRON FENCE 0 100 10 4 40.00 SF 8.50 8.50 100 1990 1990 3 68 231																													
LAND DESCRIPTION										TOTAL OB/XF 35,368																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C SFR 100 0006 OR 0.00 0.00 3.50 AC 1.00 1.00 1.00 16,000.00 16,000.00 56,000																													
2 000000 C VAC RES 100 OR 4.10 AC 1.00 1.00 1.00 16,000.00 16,000.00 65,600																													
3 009605 C WETLANDS 100 OR 2.15 AC 1.00 1.00 1.00 1,000.00 1,000.00 2,150																													
REVIEW DATE 06/05/2020 BY KBA										Total Acres: 9.75 Total Land Value: 123,750 Market: 0 Agricultural: 0 Common: 123,750										PRINTED 08/06/2024 BY SYS									

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