

LOT 23
IN OR 673 PG 1471
RATLIFF ACRES UNR

CRAWLEY RICHARD A & DIANE E
43498 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

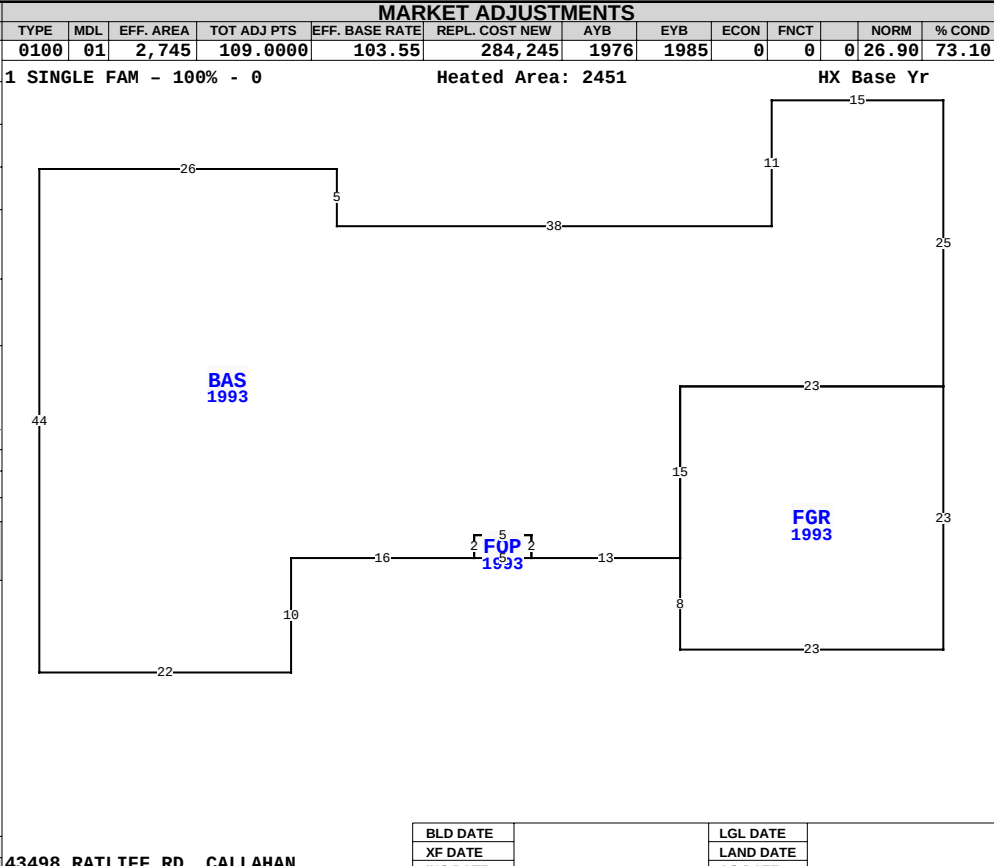
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2,451	185,529
FGR	529	55	291	22,027
FOP	10	30	3	227

TOTALS	2,990		2,745	207,783
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20
2	0812	CONCRETE C	0	100	0	0	4,080.00	SF	4.00
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.50



1981-1993 RATE 17 RD/ GREENHAWK				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
640.00	SF	5.20	5.20	100	1981	1981	3	35	1,165	
4,080.00	SF	4.00	4.00	100	1993	1993	3	66	10,771	
720.00	SF	35.00	35.00	100	1981	1981	3	20	5,040	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				207,783	
TOTAL MARKET OB/XF VALUE				16,976	
TOTAL LAND VALUE - MARKET				81,000	
TOTAL MARKET VALUE				305,759	
SOH/AGL Deduction				133,565	
ASSESSED VALUE				172,194	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				122,194	
TOTAL JUST VALUE				305,759	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				297,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006177	REPAIR/RRF	25,440	07/01/2019
B25949	REMODEL	1,800	04/01/2012
B23540	REMODEL	9,683	04/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0673/1471	1/13/1993	WD	U	I	05	88,000	
GRANTOR: FEDERAL HOME LOAN M							
GRANTEE: CRAWLEY RICHARD & D							
0665/0508	8/19/1992	CT	U	I	14	1,000	
GRANTOR: HARDAGE RICHARD O							
GRANTEE: FDRL HOME LOAN MTGE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 S11 W38 N5 W26 S44 E22N10 E16 FOP=[YR=1993] E5 N2 W5 S2 \$ N2 E5S2 E13 FGR=[YR=1993] S8 E23 N23 W23 S15\$N15 E23 N25\$.									