

LOT 26 RP 622
IN OR 2631/1851
RATLIFF ACRES UNR

BENNETT PATRICIA H LIVING TRUST/BENNETT PATRICIA H
43458 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	05	Quality Level 05
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	1,674	100	1,674	155,843
BAS	576	100	576	53,623
FOP	234	30	70	6,517
FOP	330	30	99	9,217

TOTALS	2,814	2,419	225,200
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	504.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,419	116.3162	110.50	267,300	1984	1989	0	0	15.75	84.25
1 SINGLE FAM - 100% - 2006 Heated Area: 2250 HX Base Yr 2006											

43458 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,316											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		225,200	
TOTAL MARKET OB/XF VALUE		5,316	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		310,516	
SOH/AGL Deduction		139,515	
ASSESSED VALUE		171,001	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		116,001	
TOTAL JUST VALUE		310,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24468	ADDITION	12,187	03/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2631/1851	4/05/2023	SW U	I	I	11	100	
GRANTOR: BENNETT PATRICIA L/E							
GRANTEE: BENNETT PATRICIA H							
2266/0965	4/02/2019	LE U	I	I	11	100	
GRANTOR: BENNETT HAMPTON JR &							
GRANTEE: HAMPTON S BENNETT J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W21 FOP=[YR=1993] N9 W30 BAS=[YR=2007] W24 S24E24 N24\$ S11 E30 N2\$ S2 W30 S32 FOP=[YR=1993] S6 E39 N6 W39\$ E51 N34\$.											