S-3 OF LOT 27
RATLIFF ACRES UNR
IN OR 2465/1501

MECKES STEPHEN ALEXANDER & BRITTANY LYNN
43432 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0027-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

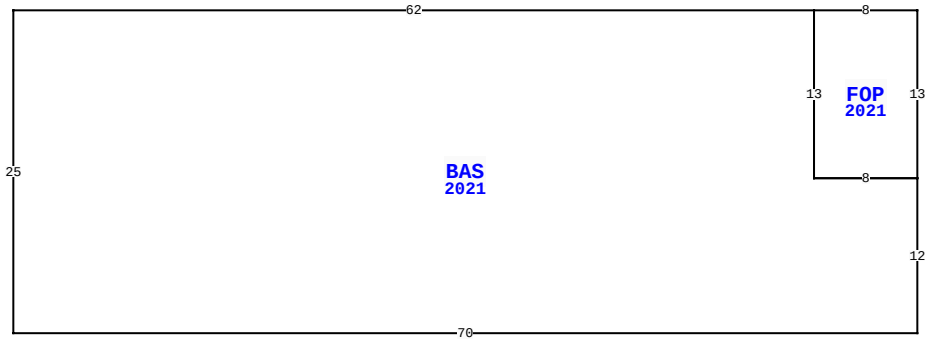
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	141,064
FOP	104	30	31	2,657
TOTALS	1,750		1,677	143,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,677	116.6000	87.45	146,654	2021	2021	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2023 Heated Area: 1646 HX Base Yr 2023



43432 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,721
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		202,521
SOH/AGL Deduction		2,384
ASSESSED VALUE		200,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,137
TOTAL JUST VALUE		202,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010976	MH MOVE-ON	0	08/19/2021
21008942	DEMOLITION	0	07/08/2021
MH003325	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1501	5/26/2021	WD	Q	I	01	51,500
GRANTOR: HUMPHRIES CHRISTINE						
GRANTEE: MECKES STEPHEN ALEX						
1677/0639	5/04/2010	WD	U	I	30	35,000
GRANTOR: WILKES SHEILA D						
GRANTEE: HUMPHRIES CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W8 BAS=[YR=2021] W62 S25 E70 N12 W8 N13$ S13 E8 N13$.

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	000200	C	MBL HM SUB	100	0006	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	35,000.00	35,000.00	58,800							

REVIEW DATE 11/03/2021 BY KB Total Acres: 1.68 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/06/2024 BY SYS