PT LOT 28 IN OR 2386/1642
(EX PT IN OR 2626/1265)
RATLIFF ACRES UNR

LE HONG/RAN SOKPHA
43416 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0028-0010

BUILDING CHARACTERISTICS

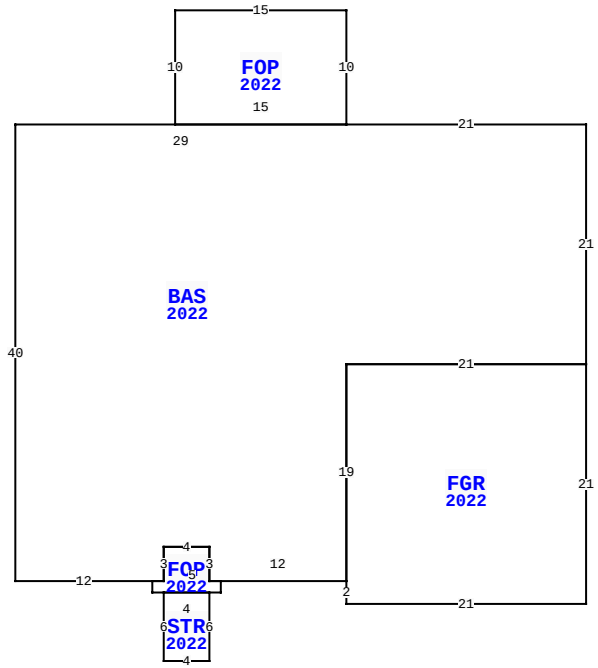
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,589	100	1,589	197,687
FGR	441	55	243	30,232
FOP	18	30	5	622
FOP	150	30	45	5,598
STR	24	10	2	249
TOTALS	2,222		1,884	234,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,884	130.9574	124.41	234,388	2022	2022	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1589 HX Base Yr 2023



43416 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		234,388
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		89,950
TOTAL MARKET VALUE		324,338
SOH/AGL Deduction		2,339
ASSESSED VALUE		321,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,999
TOTAL JUST VALUE		324,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001052	CO ISSUED	0	10/19/2022
22001052	NEW CONSTR	267,087	01/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/1642	8/02/2020	WD	Q	I	01	78,000
GRANTOR: BUSTION GERALD W & CY						
GRANTEE: LE HONG & SOKPHA RA						
1429/1537	7/21/2006	WD	U	I	07	100
GRANTOR: RAY HUBERT H & BETTY						
GRANTEE: BUSTION GERALD W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] N10 W15 S10 E15 $ W29 S40 E12 FOP=[YR=2022] S1 E1 STR=[YR=2022] S6 E4 N6 W4$ E5 N1 W1 N3 W4 S3 W1$ E1 N3 E4 S3 E12 FGR=[YR=2022] S2 E21 N21 W21 S19$ N19 E21 N21$.

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	100		OR	0.00	0.00	2.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,950							

REVIEW DATE 01/09/2023 BY KW Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 08/06/2024 BY SYS