

PT OF LOT 31 (S-2)
IN OR 1422/645 (SEC 20-1N-25)
RATLIFF ACRES UNR

CARTER FLETCHER W & PAMELA A
43384 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0031-0020



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		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

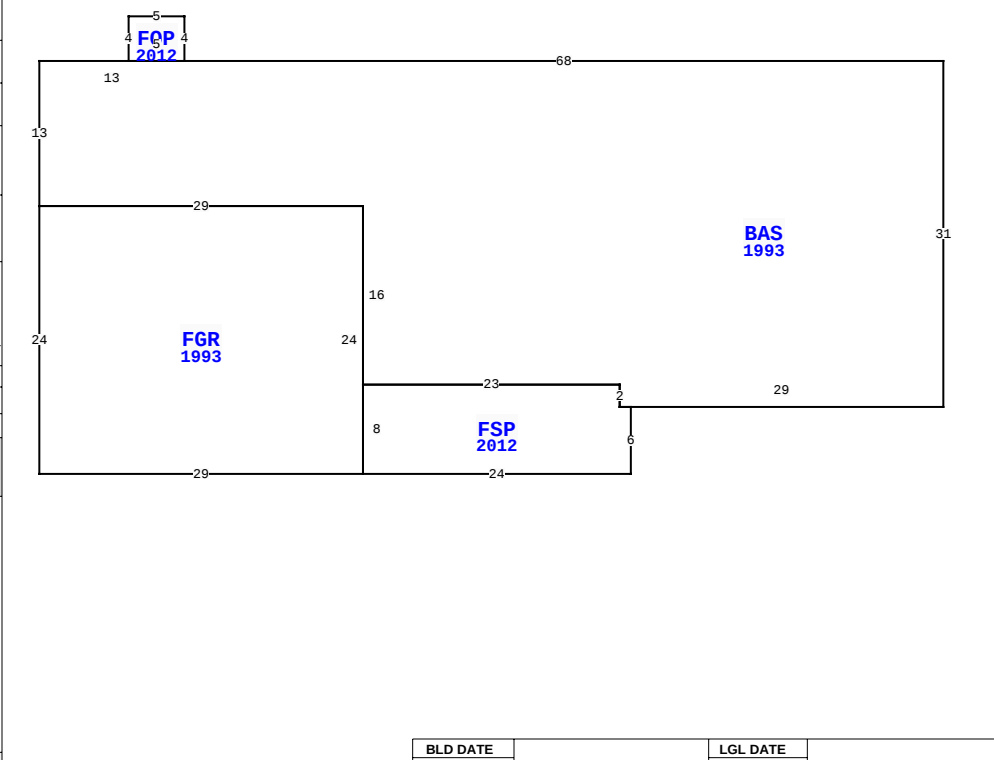
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	162,757
FGR	696	55	383	32,082
FOP	20	30	6	502
FSP	190	40	76	6,366
TOTALS	2,849		2,408	201,708

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	16	16	256.00	SF	35.00	35.00	100	1975
2	0680	POLE SHED	0 100	16	20	320.00	SF	10.00	10.00	100	1975
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1972
4	0810	CONCRETE A	0 100	0	0	580.00	SF	6.50	6.50	100	1972
5	0351	CARPORT MT	0 100	22	20	440.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.20	AC	
2	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,408	95.2560	119.07	286,721	1972	1980	0	0	0 29.65	70.35
1 SNGL FAM - 100% - 2007											
Heated Area: 1943											
HX Base Yr 2007											



43384 RATLIFF RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			201,708
TOTAL MARKET OB/XF VALUE			5,945
TOTAL LAND VALUE - MARKET			91,000
TOTAL MARKET VALUE			298,653
SOH/AGL Deduction			161,008
ASSESSED VALUE			137,645
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			87,645
TOTAL JUST VALUE			298,653
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1422/0645	6/22/2006	WD	Q	I	
					SALE PRICE
					185,000
GRANTOR: BLACKSHEAR PEGGY REVO					
GRANTEE: CARTER FLETCHER W &					
0747/0894	12/29/1995	WD	U	I	01
GRANTOR: BLACKSHEAR PEGGY J					
GRANTEE: BLACKSHEAR PEGGY J					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W68 FOP=[YR=2012] N4 W5 S4 E5\$ W13 S13											
FGR=[YR=1993] S24 E29 FSP=[YR=2012] E24 N6 W1 N2 W23 S8\$ N24											
W29\$ E29 S16 E23 S2 E29 N31\$.											