

LOT 33
IN OR 2674/1368
RATLIFF ACRES UNR

BURNS TIM
43348 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0033-0000



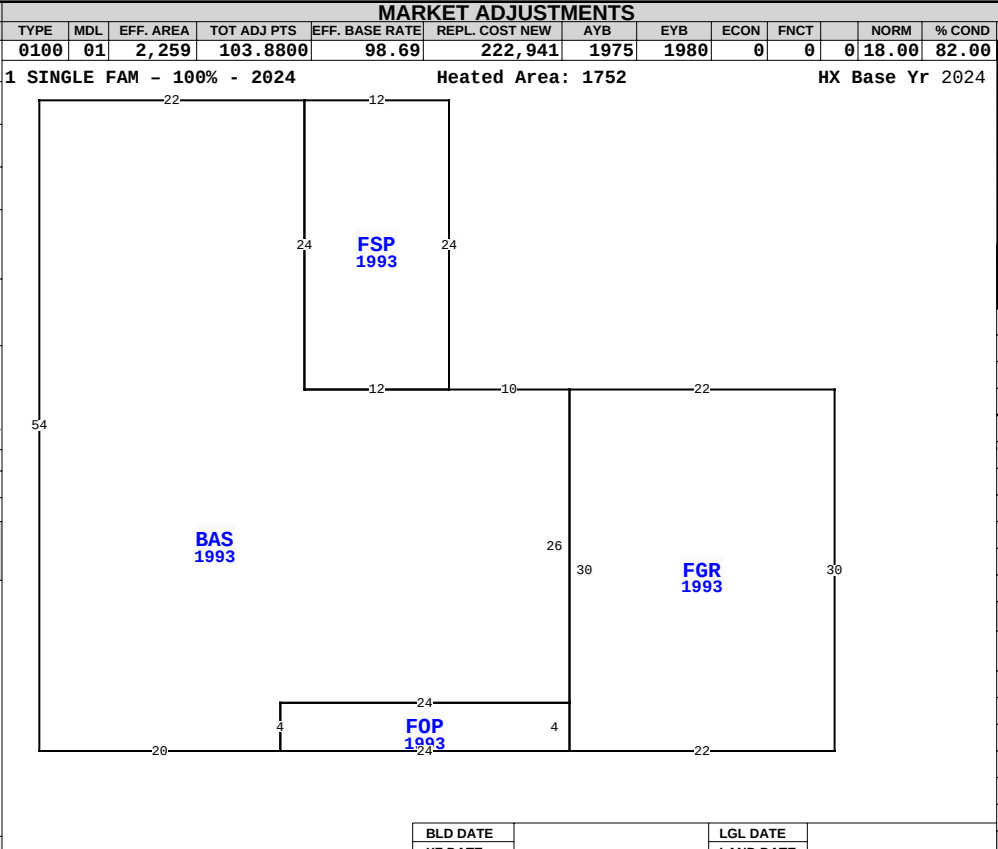
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,752	100	1,752	141,782
FGR	660	55	363	29,376
FOP	96	30	29	2,347
FSP	288	40	115	9,306
TOTALS	2,796		2,259	182,812

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
3	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	6.50	100	1980
4	0812	CONCRETE C	0 100	0	0	1,810.00	SF	4.00	4.00	100	1990
5	0510	GARAGE WD-	0 100	22	12	264.00	SF	26.95	26.95	100	1992
6	0510	GARAGE WD-	0 100	26	12	312.00	SF	28.00	28.00	100	2000

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	4.50	AC	1.00



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	182,812		
TOTAL MARKET OB/XF VALUE	10,109		
TOTAL LAND VALUE - MARKET	81,000		
TOTAL MARKET VALUE	273,921		
SOH/AGL Deduction	0		
ASSESSED VALUE	273,921		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	223,921		
TOTAL JUST VALUE	273,921		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,513		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2674/1368	9/20/2023	QC	U	I	11	100	
GRANTOR: MULCH MANUFACTURING I							
GRANTEE: BURNS TIM							
0564/0876	3/06/1989	WD	Q	I		100,000	
GRANTOR: PIKE THOMAS & SHARON							
GRANTEE: MULCH MANUFACTURING							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W10 FSP=[YR=1993] N24 W12 S24 E12 \$ W12 N24 W22 S54 E20 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 N26 \$ S30 E22 N30 \$.											