LOT 34
IN OR 116/16
(EX PT IN OR 2670/1799)

TESTONE MARY ANN
43340 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0034-0000

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 60
Interior Floo	11	CLAY TILE 40
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

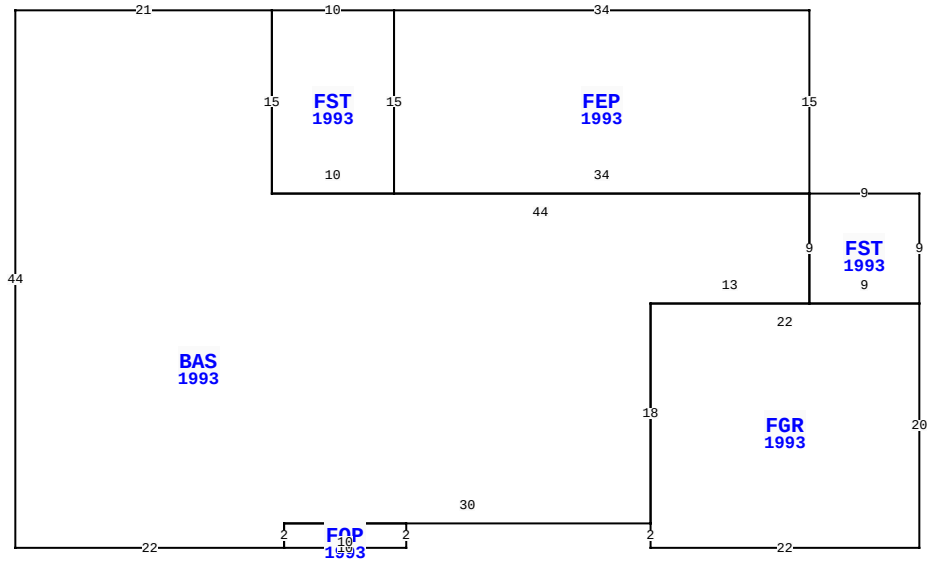
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	174,340
FEP	510	80	408	37,835
FGR	440	55	242	22,442
FOP	20	30	6	557
FST	81	55	45	4,173
FST	150	55	82	7,604
TOTALS	3,081		2,663	246,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	97.8048	122.26	325,578	1981	1990	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 0 Heated Area: 1880 HX Base Yr



43340 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		246,951
TOTAL MARKET OB/XF VALUE		5,337
TOTAL LAND VALUE - MARKET		98,350
TOTAL MARKET VALUE		350,638
SOH/AGL Deduction		203,244
ASSESSED VALUE		147,394
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		92,394
TOTAL JUST VALUE		350,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,511

MISC ALUMN CRPT + STRG = NV: KW 11/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0116/0016	1/01/1971	TA	Q	V		6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W34 FST=[YR=1993] W10 BAS=[YR=1993] W21 S44 E22 FOP=[YR=1993] E10 N2 W10 S2 $ N2 E30 FGR=[YR=1993] S2 E22 N20 FST=[YR=1993] N9 W9 S9 E9 $ W22 S18 $ N18 E13 N9 W44 N15 $ S15 E10 N15 $ S15 E34 N15 $.

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
1	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	1981	1981	3	20	1,123	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,499	

LAND DESCRIPTION

TOTAL OB/XF 5,337

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	0006	OR	0.00	0.00	2.81	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.81 Total Land Value: 98,350 Market: 0 Agricultural: 0 Common: 98,350 PRINTED 08/06/2024 BY SYS