

PT OF LOT 36
IN OR 1098/707
RATLIFF ACRES UNR

ADDISON WILLIAM MARK & PAULA J
43320 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0036-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	20	FACE BRICK 100	0100	01	2,025	114.8364	109.09	220,907	2004	2004	0	0	0	14.25	85.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	2 SINGLE FAM - 100% - 2024													Heated Area: 1840													HX Base Yr 2024												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	11	CLAY TILE 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.	1. 100																																							
Units	0	100																																							
Occupancy	00	NONE 100																																							
Quality			04	Quality Level 04																																					
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	1,840	100	1,840	172,123																																					
FCP	576	25	144	13,470																																					
FOP	136	30	41	3,836																																					
TOTALS			2,552	2,025		189,428																																			
EXTRA FEATURES					43320 RATLIFF RD, CALLAHAN																																				
L N	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	20	10	200.00	SF	20.10	20.10	100	1980	1980	3	20	804																										
2	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	2000	2000	3	79	2,054																										
3	0680	POLE SHED	0 100	30	30	900.00	SF	10.00	10.00	100	1990	1990	3	20	1,800																										
4	0811	CONCRETE B	0 100	40	24	960.00	SF	5.20	5.20	100	2004	2004	3	84	4,193																										
TOTAL OB/XF																	8,851																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,450																								
REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.27 Total Land Value: 79,450 Market: 0 Agricultural: 0 Common: 79,450 PRINTED 08/06/2024 BY SYS																																									