PT OF LOT 37
IN OR 1906/1797
1997 HORT SW/MH

GUFFIN AUSTIN DOUGLAS
43308 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0037-0020

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

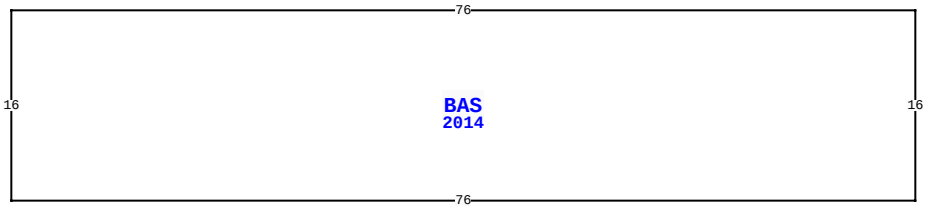
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	41,952
TOTALS	1,216		1,216	41,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	115.0000	86.25	104,880	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 2015 Heated Area: 1216 HX Base Yr 2015



43308 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,952
TOTAL MARKET OB/XF VALUE		7,920
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		84,872
SOH/AGL Deduction		39,064
ASSESSED VALUE		45,808
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,808
TOTAL JUST VALUE		84,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145590	CO ISSUED	0	10/01/2014
MH145590	MH MOVE-ON	0	09/01/2014
MH961316	MH MOVE-ON	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1906/1797	3/04/2014	QC	U	I	11	100
GRANTOR: BROWN PAMELA G						
GRANTEE: GUFFIN AUSTIN DOUGL						
1685/0707	6/24/2010	QC	U	I	11	100
GRANTOR: REYES MICHELLE LEIGH						
GRANTEE: BROWN PAMELA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E76 N16$.

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	0751	UOP	0	100	44	20	880.00	SF	10.00	10.00	100	2019	2019	3	90	7,920	

LAND DESCRIPTION

TOTAL OB/XF 7,920

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	000001	C	V RS W/XFOB	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS