LOT 38
IN OR 116 PG 30
RATLIFF ACRES UNR

BECK SIDNEY E & SYLVIA C
43294 RATLIFF ROAD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

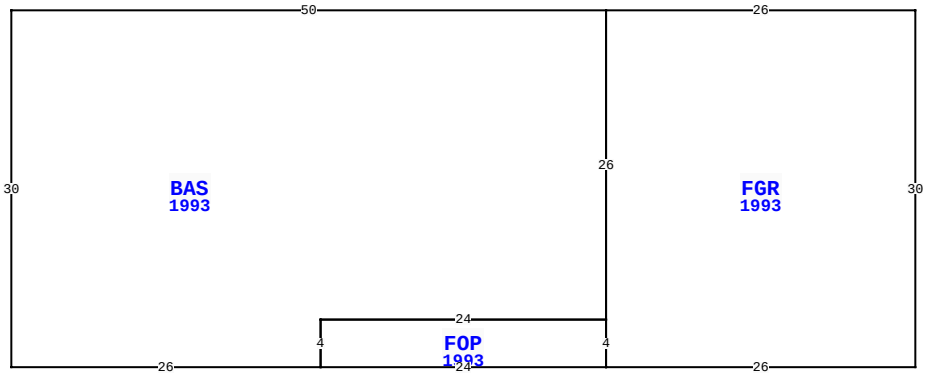
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,404	100	1,404	140,175
FGR	780	55	429	42,831
FOP	96	30	29	2,895
TOTALS	2,280		1,862	185,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,862	112.5000	140.62	261,834	1977	1985	0	0	0	29.00	71.00

1 SNGL FAM – 100% - 0 Heated Area: 1404 HX Base Yr



43294 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		185,902
TOTAL MARKET OB/XF VALUE		7,975
TOTAL LAND VALUE - MARKET		98,720
TOTAL MARKET VALUE		292,597
SOH/AGL Deduction		142,760
ASSESSED VALUE		149,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,837
TOTAL JUST VALUE		292,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0116/0030	1/01/1971	TA	Q	V		6,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S30 E26 FOP=[YR=1993] E24 N4 W24S4$ N4 E24
FGR=[YR=1993] S4 E26 N30 W26 S26 $ N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0940	SHEDS/PORT	0	100	0	0	192.00	SF	21.00	21.00	100	1980	1980	3	20	806	
3	0812	CONCRETE C	0	100	0	0	2,890.00	SF	4.00	4.00	100	1977	1977	3	28	3,237	
4	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	1992	1992	3	20	1,680	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1989	1989	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 7,975

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	3.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,720							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 4.54 Total Land Value: 98,720 Market: 0 Agricultural: 0 Common: 98,720 PRINTED 08/06/2024 BY SYS