LOT 39 IN OR 1497/787
2006 CLAS TW/MH
RATLIFF ACRES UNR

PETENBRINK WILLIAM A
43282 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	13	LVT/LAMNT 20
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

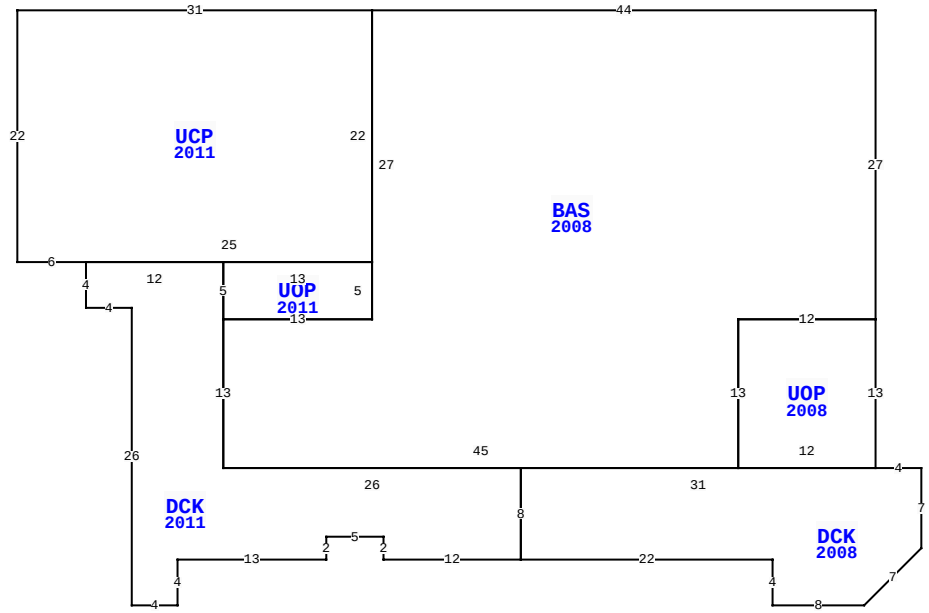
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	77,588
DCK	320	15	48	2,101
DCK	438	15	66	2,888
UCP	682	20	136	5,951
UOP	156	25	39	1,707
UOP	65	25	16	700
TOTALS	3,434		2,078	90,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,078	100.6000	75.45	156,785	2006	2006	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2009 Heated Area: 1773 HX Base Yr 2009



43282 RATLIFF RD, CALLAHAN

BLD DATE	02/19/2009 DJ	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		184,257
TOTAL MARKET OB/XF VALUE		6,646
TOTAL LAND VALUE - MARKET		82,620
TOTAL MARKET VALUE		273,523
SOH/AGL Deduction		75,841
ASSESSED VALUE		197,682
TOTAL EXEMPTION VALUE	VP VX HX HB	140,609
BASE TAXABLE VALUE		57,073
TOTAL JUST VALUE		273,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004786	CO ISSUED	0	10/17/2019
B24629	CARPORT	14,062	04/01/2011
C5086	CO ISSUED	0	07/01/2008
MH5086	MH MOVE-ON	0	07/01/2008
E20979	ELEC OTHER	0	07/01/2008
M13951	MECH OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/0787	5/07/2007	WD	U	I	23	62,000
GRANTOR: BROWNING DARLENE WEBB						
GRANTEE: PETENBRINK WILLIAM						
1407/1375	4/27/2006	WD	U	I	01	100
GRANTOR: BROWNING DARLENE						
GRANTEE: BROWNING DARLENE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W44 UCP=[YR=2011] W31 S22 E6 DCK=[YR=2011] S4 E4 S26 E4 N4 E13 N2 E5 S2 E12 DCK=[YR=2008] E22 S4 E8 U5 R5 N7 W4 UOP=[YR=2008] N13 W12 S13 E12$ W31 S8$ N8 W26 N13 UOP=[YR=2011] E13 N5 W13 S5$ N5 W12$ E25 N22$ S27 W13 S13 E45 N13 E12 N27$.

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	0812	CONCRETE C	0	100	0	0	2,777.00	SF	2.40	2.40	100	1983	1983	3	41	2,733	
2	0812	CONCRETE C	0	100	0	0	1,941.00	SF	2.40	2.40	100	2004	2004	3	84	3,913	

LAND DESCRIPTION

TOTAL OB/XF 6,646

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	000102	C	SFR/MH	100		OR	0.00	0.00	4.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	82,620							

REVIEW DATE 01/07/2020 BY KB Total Acres: 4.59 Total Land Value: 82,620 Market: 0 Agricultural: 0 Common: 82,620 PRINTED 08/06/2024 BY SYS

LOT 39 IN OR 1497/787
2006 CLAS TW/MH
RATLIFF ACRES UNR

PETENBRINK WILLIAM A
43282 RATLIFF RD
CALLAHAN, FL 32011

2024

16-1N-25-2900-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

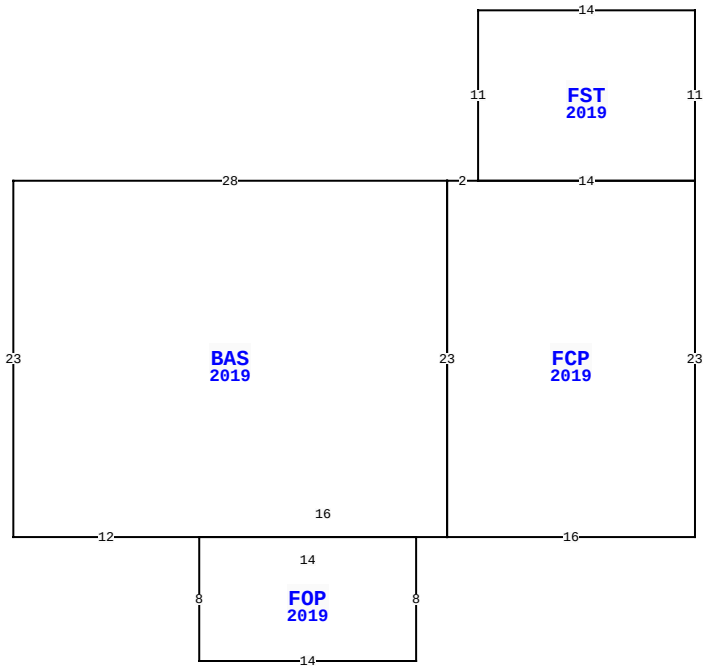
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	70,292
FCP	368	25	92	10,042
FOP	112	30	34	3,711
FST	154	55	85	9,278
TOTALS	1,278		855	93,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	855	116.6400	110.81	94,743	2019	2019	0	0	0	1.50	98.50

3 SINGLE FAM – 0% - 2009 Heated Area: 644 HX Base Yr 2009



43282 RATLIFF RD, CALLAHAN

BLD DATE	02/19/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,257
TOTAL MARKET OB/XF VALUE		6,646
TOTAL LAND VALUE - MARKET		82,620
TOTAL MARKET VALUE		273,523
SOH/AGL Deduction		75,841
ASSESSED VALUE		197,682
TOTAL EXEMPTION VALUE	VP VX HX HB	140,609
BASE TAXABLE VALUE		57,073
TOTAL JUST VALUE		273,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13306	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/0787	5/07/2007	WD	U	I	23	62,000
GRANTOR: BROWNING DARLENE WEBB						
GRANTEE: PETENBRINK WILLIAM						
1407/1375	4/27/2006	WD	U	I	01	100
GRANTOR: BROWNING DARLENE						
GRANTEE: BROWNING DARLENE W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2019] W14 S11 FCP=[YR=2019] W2 BAS=[YR=2019] W28 S23 E12 FOP=[YR=2019] S8 E14N8 W14$E16 N23$ S23 E16 N23 W14$ E14 N11$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/07/2020 BY KB Total Acres: 4.59 Total Land Value: 82,620 Market: 0 Agricultural: 0 Common: 82,620 PRINTED 08/06/2024 BY SYS