



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 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		1 100
Frame	02	WOOD FRAME 100
Stories		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

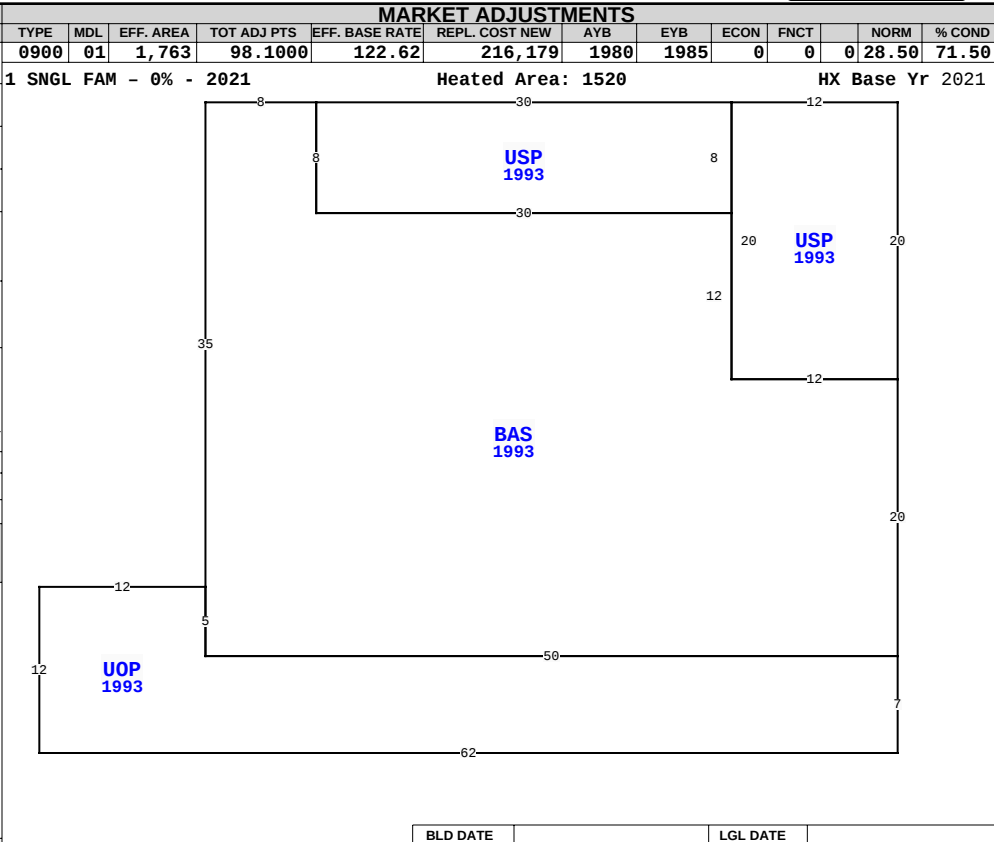
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	133,263
UOP	494	20	99	8,679
USP	240	30	72	6,313
USP	240	30	72	6,313
TOTALS	2,494		1,763	154,568

EXTRA FEATURES				
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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	0811	CONCRETE B	0	100	0	0	1,208.00	SF	5.20	5.20	100	1980	1980	3	32.5	2,042	
2	0300	BOAT DCK W	0	100	0	0	268.00	SF	40.00	40.00	100	2015	2015	3	78	8,362	
3	0820	WOOD WALK	0	100	22	4	88.00	SF	11.75	11.75	100	2015	2015	3	54	558	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	1986	1986	3	20	48	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1986	1986	3	20	1,029	
6	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00	13.00	100	1986	1986	3	20	458	
7	0350	CARPORT WD	0	100	14	27	378.00	SF	13.00	13.00	100	1988	1988	3	20	983	
8	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,143	
9	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
10	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	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	8.90



43270 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																
17,347																

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		359,933	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		142,400	
SOH/AGL Deduction		TOTAL MARKET VALUE		531,662	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		389,640	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		339,640	
TOTAL JUST VALUE		NCON VALUE		531,662	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				517,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428242	ADDITION	117,271	01/01/2014
8032	MH MOVE-ON	3,000	01/22/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/0921	2/09/2018	LE	U	I	11	100
GRANTOR: MOONEYHAN WALTER S &						
GRANTEE: MOONEYHAN WALTER S						
0235/0247	3/01/1977	WD	U	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1993] W12 USP=[YR=1993] W30 BAS=[YR=1993] W8 S35									
UOP=[YR=1993] W12 S12 E62 N7 W50 N5 \$ S5 E50 N20 W12 N12 W30									
N8 \$ S8 E30 N8 \$ S20 E12 N20 \$.									

MOONEYHAN W JEFFREY
43270 RATLIFF ROAD
CALLAHAN, FL 32011

2024

[illegible]