



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	125,645
FCP	247	25	62	5,166
FCP	406	25	102	8,498
FOP	200	30	60	4,999
FST	70	55	38	3,166
FST	130	55	72	5,999

TOTALS	2,561		1,842	153,473
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0940	SHEDS/PORT	0 100	8 28	224.00	SF	18.00	18.00	100	1973	1973	3	20	806	
3	0940	SHEDS/PORT	0 100	8 8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
4	0937	WELL	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0350	CARPORT WD	0 100	27 26	702.00	SF	9.75	9.75	100	1990	1990	3	20	1,369	
7	0940	SHEDS/PORT	0 100	12 8	96.00	SF	20.10	20.10	100	1992	1992	3	20	386	

LAND DESCRIPTION		
L N	USE CODE	CLS

1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	18.00	AC	1.00	1.00	1.00	415.00	415.00	7,470							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC	1.00	1.00	1.00	555.00	555.00	4,995							
5	005900	A	TIMB WETLAND	0		OR	0.00	0.00	16.00	AC	1.00	1.00	1.00	45.00	45.00	720							
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	27.00	AC	1.00	1.00	1.00	14,000.00	14,000.00	378,000							

REVIEW DATE	05/20/2024	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,842	115.4000	109.63	201,938	1975	1975	0	0	0	24.00	76.00	
1 SINGLE FAM - 100% - 0													
Heated Area: 1508													
HX Base Yr													

43149 RATLIFF RD, CALLAHAN	BLD DATE		LGL DATE	05/19/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	36	1,260	
2	0940	SHEDS/PORT	0 100	8	28	224.00	SF	18.00	18.00	100	1973	1973	3	20	806	
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
4	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0350	CARPORT WD	0 100	27	26	702.00	SF	9.75	9.75	100	1990	1990	3	20	1,369	
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	1992	1992	3	20	386	

TOTAL OB/XF															
16,205															

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	415.00	415.00	7,470							
4	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	555.00	555.00	4,995							
5	005900	A	TIMB WETLAND	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	45.00	45.00	720							
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	27.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	378,000							

REVIEW DATE	05/20/2024	BY	TWA	Total Acres: 45.00	Total Land Value: 83,185	Market: 386,000	Agricultural: 13,185	Common: 70,000	PRINTED 08/06/2024 BY SYS
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,473
TOTAL MARKET OB/XF VALUE		16,205
TOTAL LAND VALUE - MARKET		456,000
TOTAL MARKET VALUE		252,863
SOH/AGL Deduction		93,923
ASSESSED VALUE		158,940
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,940
TOTAL JUST VALUE		625,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		619,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003831	DEMOLITION	1,000	05/01/2018
B1428178	ADDITION	21,656	01/01/2014
R1413787	REPAIR/RRF	19,300	01/01/2013
M951234	H/AC	0	07/01/1995
8656	MH MOVE-ON	16,000	08/28/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/935	5/06/2024	LE U	I	I	11	100

GRANTOR: CICERO PAUL W & JO AN						
GRANTEE: CICERO CHRISTOPHER						
0091/0323	1/01/1969	TA U	I			13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES						
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BUILDING DIMENSIONS						
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FCP=[YR=2014] W14 FST=[YR=2014] W13 BAS=[YR=1993] W57 S29 E27
FOP=[YR=1993] S5 E25 N5 FST=[YR=1993] E5 FCP=[YR=1993] E13
N19 W13 S19\$ N14 W5 S14\$ N3 W25 S3\$ N3 E25 N11 E5 N15\$ S10
E13 N10\$ S29 E14 N29\$.

**CICERO PAUL W & JO ANN L/E/
43149 RATLIFF ROAD
CALLAHAN, FL 32011**

19-1N-25-0000-0002-0000

[illegible]