PT OF NW1/4 OF SW1/4 & PT OF
SW1/4 OF NW1/4 OF
SEC 20-1N-25E IN OR 710/370

SMITH LESTER FRANK JR & MARY E
43214 RATLIFF ROAD
CALLAHAN, FL 32011

2024

20-1N-25-0000-0007-0020

BUILDING CHARACTERISTICS

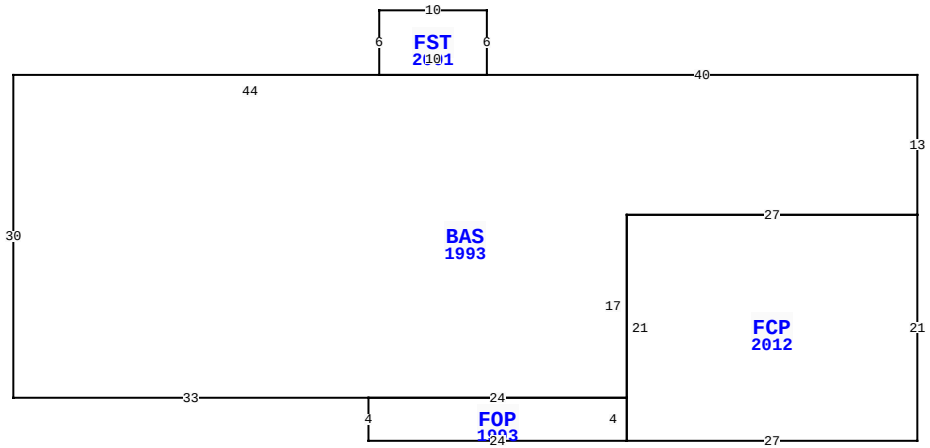
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,061	100	2,061	158,881
FCP	567	25	142	10,946
FOP	96	30	29	2,236
FST	60	55	33	2,544
TOTALS	2,784		2,265	174,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	115.3460	109.58	248,199	1969	1980	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 0 Heated Area: 2061 HX Base Yr



43214 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/31/2024 DC
INC DATE		AG DATE	01/31/2024 DC

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	1,686.00	SF	4.00	4.00	100	1996	1996	3	72	4,856	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		174,608
TOTAL MARKET OB/XF VALUE		4,856
TOTAL LAND VALUE - MARKET		159,960
TOTAL MARKET VALUE		217,704
SOH/AGL Deduction		114,566
ASSESSED VALUE		103,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,138
TOTAL JUST VALUE		339,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0370	7/12/1994	WD	U	I	01	100

GRANTOR: SMITH LESTER FRANK JR

GRANTEE: SMITH LESTER FRANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=2001] N6 W10 S6 E10$ W44 S30 E33
FOP=[YR=1993] S4 E24 FCP=[YR=2012] E27 N21 W27 S21$ N4 W24$
E24 N17 E27 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,856

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	005000	C	RURAL HOME	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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.81	AC		1.00	1.00	1.00	555.00	555.00	2,670							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.81	AC		1.00	1.00	1.00	16,000.00	16,000.00	124,960							

REVIEW DATE 08/07/2020 BY KBA Total Acres: 8.81 Total Land Value: 38,240 Market: 124,960 Agricultural: 3,240 Common: 35,000 PRINTED 08/06/2024 BY SYS