BLK 1 PT LOT 2 IN
OR OR 2180/1910 & ESMT IN
OR 1578/350

EASON GEORGE R JR & SANDRA
43097 RATLIFF ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0001-0020

BUILDING CHARACTERISTICS

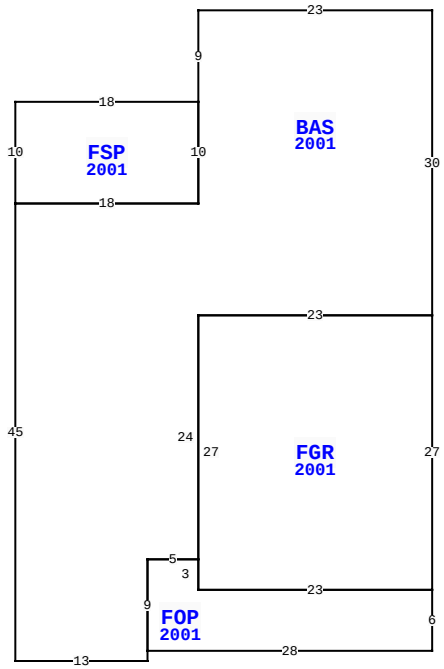
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,450	100	1,450	135,748
FGR	621	55	342	32,018
FOP	183	30	55	5,149
FSP	180	40	72	6,741
TOTALS	2,434		1,919	179,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	107.1140	101.76	195,277	2001	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 0 Heated Area: 1450 HX Base Yr



43097 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,655
TOTAL MARKET OB/XF VALUE		37,808
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		271,463
SOH/AGL Deduction		112,836
ASSESSED VALUE		158,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,627
TOTAL JUST VALUE		271,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009863	NEW SHINGLES	12,560	07/27/2021
B018601	NEW CONSTR	80,706	07/01/2001
7223	MH MOVE-ON	26,000	04/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2180/1910	12/05/2016	QC	U	I	11	50,000
GRANTOR: EASON GEORGE R JR						
GRANTEE: EASON GEORGE R JR &						
1345/1687	8/30/2005	QC	U	I	01	100
GRANTOR: EASON SANDRA M						
GRANTEE: EASON GEORGE R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 S9 FSP=[YR=2001] W18 S10 E18 N10 $ S10 W18 S45 E13 N1 FOP=[YR=2001] E28 N6 FGR=[YR=2001] N27 W23 S27 E23 $ W23 N3 W5 S9 $ N9 E5 N24 E23 N30 $.

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	0940	SHEDS/PORT	0	100	17	8	136.00	SF	21.00	21.00	100	1990	1990	3	20	571	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0510	GARAGE WD-	0	100	0	0	450.00	SF	35.00	35.00	100	2003	2003	3	32	5,040	
4	0350	CARPORT WD	0	100	0	0	450.00	SF	13.00	13.00	100	2003	2003	3	21	1,229	
5	0811	CONCRETE B	0	100	0	0	800.00	SF	5.20	5.20	100	2003	2003	3	83	3,453	
6	0754	FOP	0	100	0	0	360.00	SF	15.00	15.00	100	2016	2016	3	74	3,996	
7	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	2016	2016	3	74	1,184	
8	1242	WD DECK A	0	100	0	0	140.00	SF	10.00	10.00	100	2020	2020	3	90	1,260	
9	0351	CARPORT MT	0	100	35	30	1,050.00	SF	6.30	6.30	100	2016	2016	3	74	4,895	
10	0351	CARPORT MT	0	100	25	30	750.00	SF	6.30	6.30	100	2020	2020	3	90	4,253	

TOTAL OB/XF 28,856

LAND DESCRIPTION

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	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 02/14/2022 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS

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2024

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GRANTEE: EASON GEORGE R JR						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2016	2016	3	74	7,992	
12	0300	BOAT DCK W	0	100	0	0	120.00	SF	20.00	20.00	100	2005	2005	3	40	960	

LAND DESCRIPTION

TOTAL OB/XF 8,952

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

REVIEW DATE 02/14/2022 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS