

BLOCK 1 PT OF LOT 2
IN OR 1279/967 SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

YOUSEFZADEH GEORGE/YOUSEFZADEH JOZELIN
43085 RATLIFF RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0001-0021



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 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	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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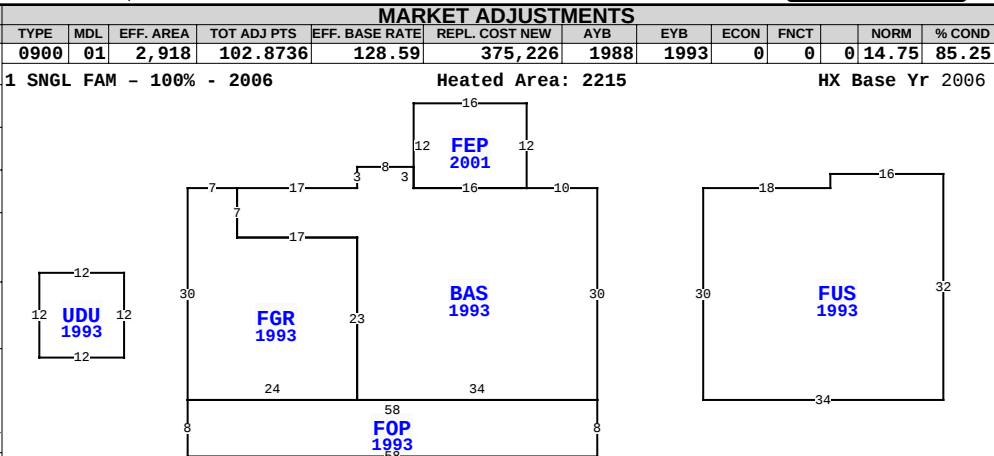
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	1,163	127,491
FEP	192	80	154	16,882
FGR	601	55	331	36,285
FOP	464	30	139	15,238
FUS	1,052	100	1,052	115,324
UDU	144	55	79	8,661

TOTALS	3,616		2,918	319,880
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,003.00	SF	4.00	4.00
3	0803	ASPHALT C	0	100	0	0	3,300.00	SF	2.00	2.00
5	1242	WD DECK A	0	100	22	8	176.00	SF	10.00	10.00
6	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00
8	0351	CARPORT MT	0	100	17	16	272.00	SF	10.00	10.00
9	0812	CONCRETE C	0	100	0	0	2,380.00	SF	4.00	4.00
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00
11	0510	GARAGE WD-	1	100	20	16	320.00	SF	35.00	35.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.79	AC



43085 RATLIFF RD, CALLAHAN	BLD DATE 03/03/2023 NW	LGL DATE 05/19/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF										
28,019										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		534,972	
TOTAL MARKET OB/XF VALUE		28,019	
TOTAL LAND VALUE - MARKET		92,640	
TOTAL MARKET VALUE		655,631	
SOH/AGL Deduction		267,304	
ASSESSED VALUE		388,327	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		338,327	
TOTAL JUST VALUE		655,631	
NCON VALUE		6,720	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		626,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008763	REPAIR/RRF	29,297	09/22/2020
B018603	NEW CONSTR	50,400	07/01/2001
B018244	XFOB	35,000	05/01/2001
2586	H/AC	3,000	06/03/1988
2933	NEW CONSTR	0	03/02/1988
4649	NEW CONSTR	90,856	02/08/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1279/0967	12/08/2004	WD	Q	I	
GRANTOR: PIKE THOMAS B & SHARO					402,000
GRANTEE: YOUSEFZADEH GEORGE					
0459/0478	6/01/1985	WD	Q	V	13,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=1993;ORIG=0,0] W10 W16 N3 W8 S3 W17 S7 E17 S23 E34 N30 \$										
FUS=[YR=1993;ORIG=15,0] E18 N2 E16 S32 W34 N30 \$										
FGR=[YR=1993;ORIG=-51,0] W7 S30 E24 N23 W17 N7 \$										
FOP=[YR=1993;ORIG=-58,30] S8 E58 N8 W58 \$										
FEP=[YR=2001;ORIG=-10,0] N12 W16 S12 E16 \$										
UDU=[YR=1993;ORIG=-79,24] N12 E12 S12 W12 \$										
PTR=[ORIG=0,0] E15 W15 \$										

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