BLK 1 LOT 2 (EX OR 459/478
& EX LANDS IN OR 1574/926 &
EX ESMT IN OR 1578/350)

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

2024

24-1N-24-0750-0001-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

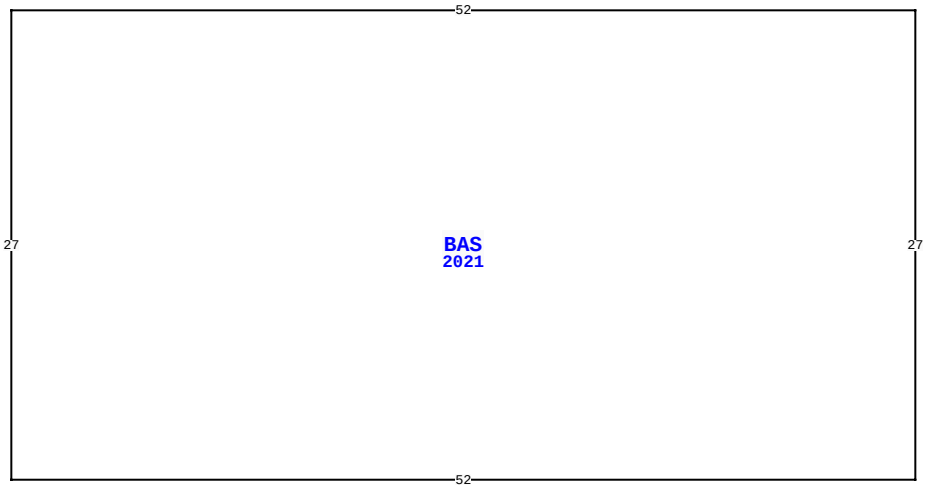
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	36,206
TOTALS	1,404		1,404	36,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	122.8000	85.96	120,688	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



43099 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	36,206
TOTAL MARKET OB/XF VALUE	1,475
TOTAL LAND VALUE - MARKET	70,350
TOTAL MARKET VALUE	108,031
SOH/AGL Deduction	42,606
ASSESSED VALUE	65,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,425
TOTAL JUST VALUE	108,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/1912	3/02/2018	QC	U	I	11	100
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=2021] W52 S27 E52 N27$.

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	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2001	2001	3	29	870	
2	0756	FEP	0	0	14	8	112.00	SF	27.00	27.00	100	2002	2002	3	20	605	

LAND DESCRIPTION

TOTAL OB/XF 1,475

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	0		OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,350							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 2.01 Total Land Value: 70,350 Market: 0 Agricultural: 0 Common: 70,350 PRINTED 08/06/2024 BY SYS