

BLK 1 PT OF LOT 3
IN OR 2299/103
HILLS AT THOMAS CREEK PBK 5/65

CLAXTON PHYLLIS JACKSON & BEAU THERON
43073 RATLIFF RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0001-0031



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	13
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0

Quality	03
DOR CODE	0200
MAP NUM	
NEIGHBORHOOD/LOC	8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1,269	54,098
FST	60	65	39	1,663
UGR	972	45	437	18,630
UOP	852	25	213	9,080
UOP	180	25	45	1,919
TOTALS	3,333		2,003	85,388

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	1987	1987	3	62	2,170

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,600							

MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY								
0820	02	2,003	121.8000	85.26	170,776	1987	2002	0	0	0	50.00	50.00	VALUATION BY			STANDARD				
1 M/H 93- - 100% - 2020												Tax Group: 6				Tax Dist:				
Heated Area: 1269												BUILDING MARKET VALUE				85,388				
HX Base Yr												TOTAL MARKET OB/XF VALUE				2,170				
												TOTAL LAND VALUE - MARKET				42,600				
												TOTAL MARKET VALUE				130,158				
												SOH/AGL Deduction				0				
												ASSESSED VALUE				130,158				
												TOTAL EXEMPTION VALUE				13	130,158			
												BASE TAXABLE VALUE				0				
												TOTAL JUST VALUE				130,158				
												NCON VALUE				0				
												INCOME VALUE								
												PREVIOUS YEAR MKT VALUE				127,301				

UGR
1993

36

27

27

36

27

3

59

27

UOP
2019

18

10

10

18

33

47

9

3

59

14

27

BAS
1993

27

17

19

6

19

19

19

6

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

19

43073 RATLIFF RD, CALLAHAN										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

LAND DESCRIPTION												TOTAL OB/XF													
												2,170													

SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
										2299/0103	8/15/2019	WD	Q	I	01	95,000
GRANTOR: BOATRIGHT LINDA										GRANTEE: CLAXTON BEAU THERON						
										1248/1341	7/09/2004	WD	Q	I		106,500
GRANTOR: BOWEN MARION A JR & G										GRANTEE: BOATRIGHT LINDA						

BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=1993] W14 UOP=[YR=2019] N10 W18 S10 E18\$ W33																									
UGR=[YR=1993] W27 S36 E27 UOP=[YR=1993] S3 E59 N19																									
FST=[YR=1993] N10 W6 S10 E6\$ W6 N10 W6 S17 W47 S9\$ N36\$ S27																									
E47 N27\$.																									