BLK 1 PT OF LOT 3 IN
OR 543/440 & OR 2151/1633
(EX OR 1248/1341 &

BOWEN MARION A & GEORGENE C
43100 EVADA STREET
CALLAHAN, FL 32011

2024

24-1N-24-0750-0001-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	04	Quality Level 04

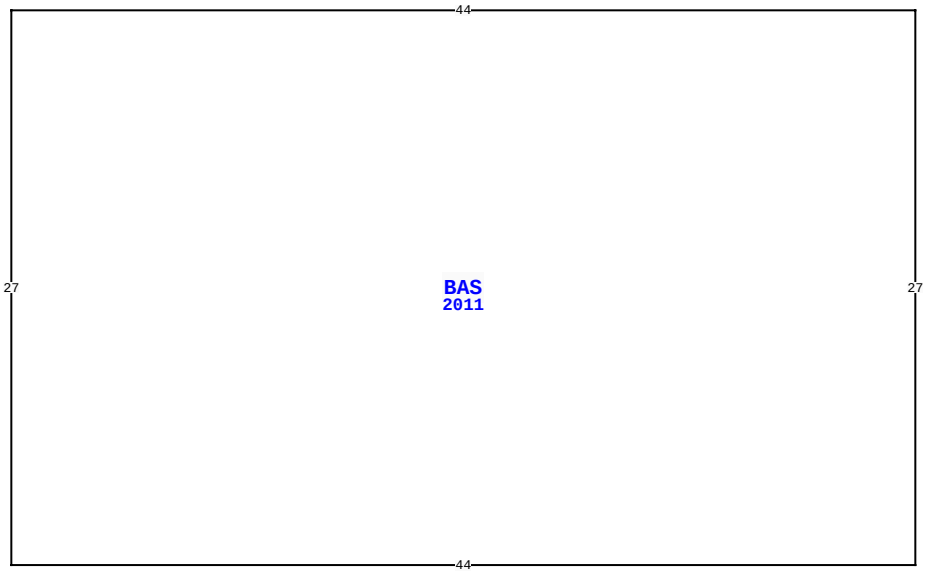
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	77,440
TOTALS	1,188		1,188	77,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	127.8200	95.86	113,882	2011	2011	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2019 Heated Area: 1188 HX Base Yr 2019



43067 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		77,440
TOTAL MARKET OB/XF VALUE		640
TOTAL LAND VALUE - MARKET		40,520
TOTAL MARKET VALUE		118,600
SOH/AGL Deduction		59,517
ASSESSED VALUE		59,083
TOTAL EXEMPTION VALUE	HX HB	34,083
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2151/1633	10/09/2017	WD	U	I	11	100
GRANTOR: MONETT GLEN ALLEN						
GRANTEE: BOWEN MARION A & GE						
1738/1579	5/04/2011	WD	U	I	40	55,000
GRANTOR: BOWEN MARION A & GEOR						
GRANTEE: MONETT GLEN ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W44 S27 E44 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	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2011	2011	3	50	640	

LAND DESCRIPTION

TOTAL OB/XF 640

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	0005	OR	0.00	0.00	2.27	AC		1.00	1.00	0.60	30,000.00	17,850.00	40,520							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 2.27 Total Land Value: 40,520 Market: 0 Agricultural: 0 Common: 40,520 PRINTED 08/06/2024 BY SYS