BLOCK 1 LOT 9 EX S-1
IN OR 2717/1337
HILLS AT THOMAS CREEK PB 5/65

EARNEST DEREK AUSTIN & CHRISTINA L
43027 RATLIFF RD
CALLAHAN, FL 32011

**2024**

**24-1N-24-0750-0001-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 |
| BUD4 Adjustme | 30 | . 100 |
| Quality | 05 | Quality Level 05 |

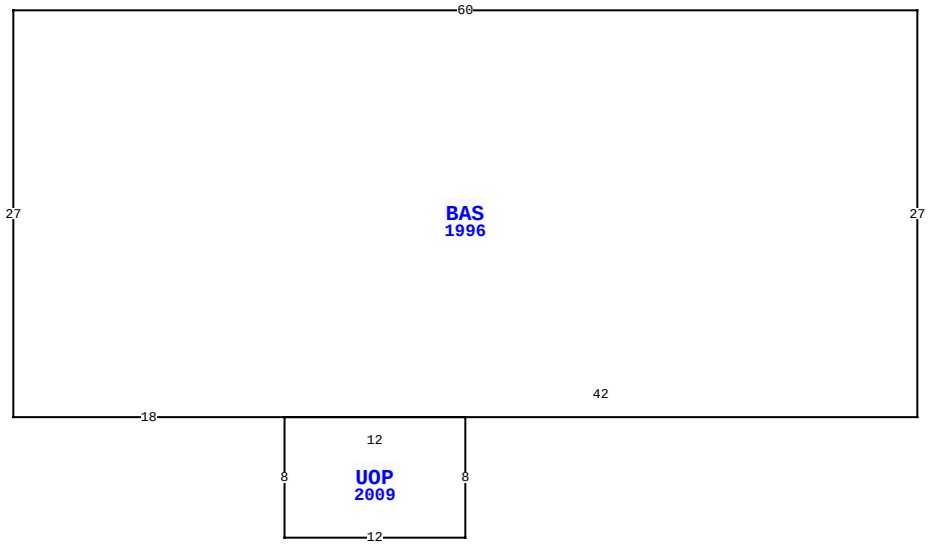
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 73,483 |
| UOP | 96 | 25 | 24 | 1,089 |
| TOTALS | 1,716 | | 1,644 | 74,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,644 | 172.8000 | 129.60 | 213,062 | 1996 | 1996 | 0 | 0 | 0 | 65.00 | 35.00 |

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 10/10/2013 | KK | LGL DATE |
| XF DATE | | | LAND DATE 05/22/2023 MLU |
| INC DATE | | | AG DATE |

43027 RATLIFF RD, CALLAHAN

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 74,572 |
| TOTAL MARKET OB/XF VALUE | 7,088 |
| TOTAL LAND VALUE - MARKET | 121,280 |
| TOTAL MARKET VALUE | 202,940 |
| SOH/AGL Deduction | 36,081 |
| ASSESSED VALUE | 166,859 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 166,859 |
| TOTAL JUST VALUE | 202,940 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 208,093 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961181 | MH MOVE-ON | 0 | 01/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2717/1337 | 6/07/2024 | WD | Q | I | 01 | 305,000 |
| GRANTOR: RIELLI DOMINICK P & J | | | | | | |
| GRANTEE: EARNEST DEREK AUSTI | | | | | | |
| 1941/0137 | 8/18/2014 | WD | Q | I | 02 | 135,000 |
| GRANTOR: SHRINE GAIL DEBRA | | | | | | |
| GRANTEE: RIELLI DOMINICK P & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E18 UOP=[YR=2009] S8 E12 N8 W12$ E42 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 | 0201 | BARN WD 10 | 0 | 0 | 36 | 24 | 864.00 | SF | 17.00 | 17.00 | 100 | 2000 | 2000 | 3 | 28 | 4,113 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 85 | 2,975 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,088

| 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 | 0006 | OR | 0.00 | 0.00 | 7.58 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 121,280 | | | | | | | |

REVIEW DATE 03/03/2020 BY TWA Total Acres: 7.58 Total Land Value: 121,280 Market: 0 Agricultural: 0 Common: 121,280 PRINTED 08/06/2024 BY SYS