BLOCK 4 PT LOT 3 19-1N-25E
IN OR 2545/1699
ESMT OR 1566/442

DEGELLEKE JASON ANDREW
43150 RATLIFF RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

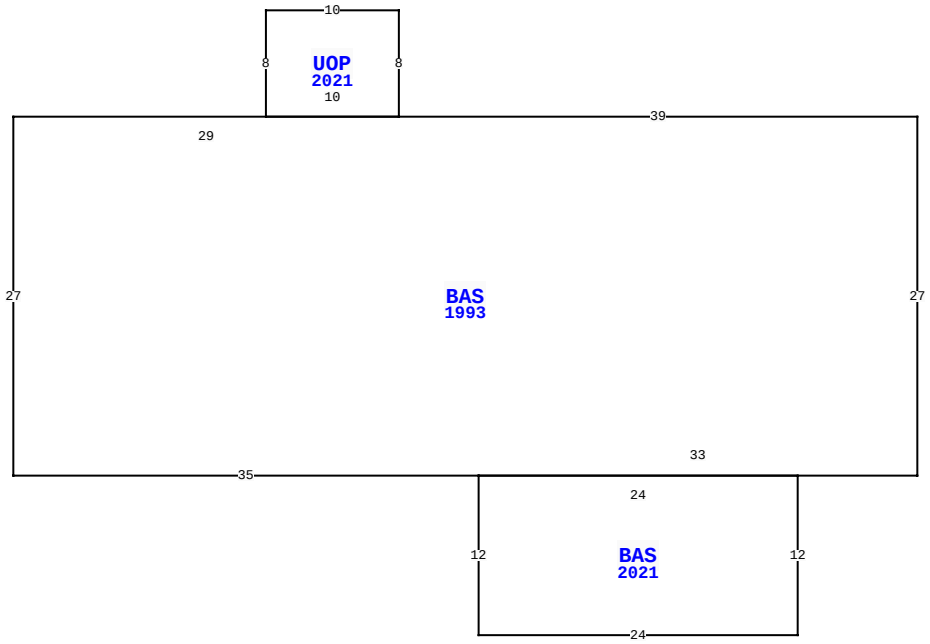
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,836	100	1,836	142,041
BAS	288	100	288	22,280
UOP	80	25	20	1,547
TOTALS	2,204		2,144	165,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,144	122.8000	85.96	184,298	1987	2017	0	0	0	10.00	90.00

1 M/H 93- – 100% - 2023 Heated Area: 2124 HX Base Yr



43150 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		165,868
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		228,038
SOH/AGL Deduction		1
ASSESSED VALUE		228,037
TOTAL EXEMPTION VALUE	13	228,037
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2545/1699	3/09/2022	WD	Q	I	01	260,000
GRANTOR: NEXT DOOR PROPERTY LL						
GRANTEE: DEGELLEKE JASON AND						
2503/1520	10/08/2021	WD	U	I	37	110,000
GRANTOR: WALL JASON E						
GRANTEE: NEXT DOOR PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 UOP=[YR=2021] N8 W10 S8 E10 $ W29 S27 E35
BAS=[YR=2021] S12 E24 N12 W24 $ E33 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS