



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

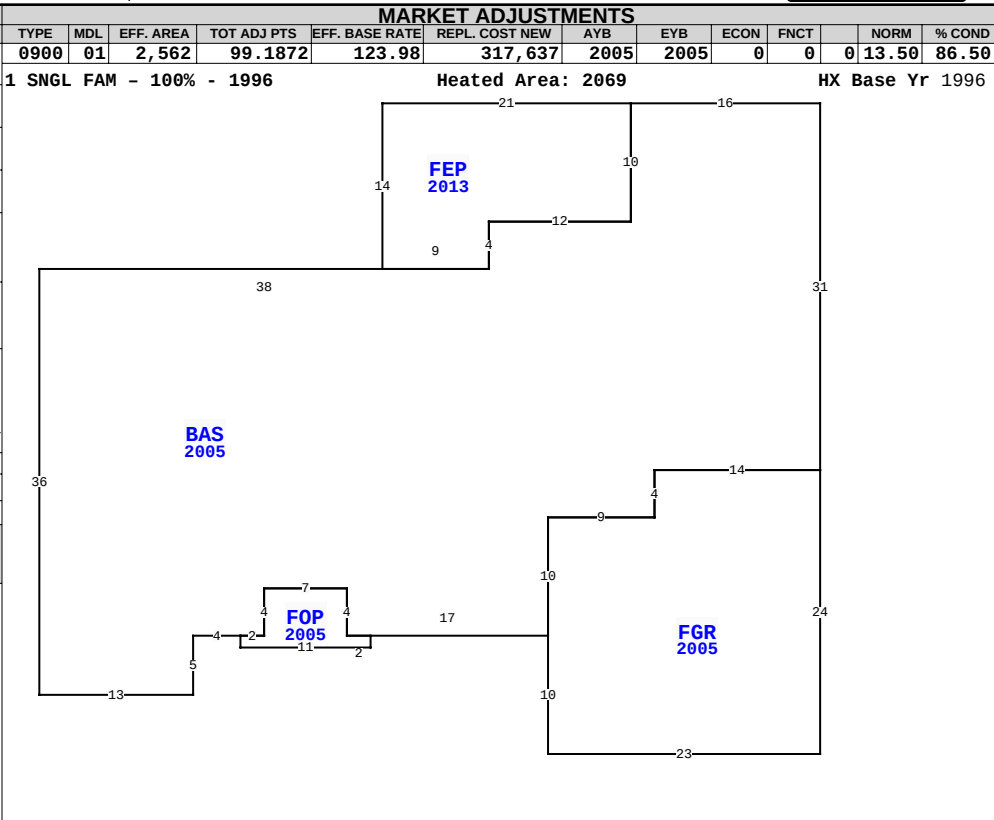
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,069	100	2,069	221,885
FEP	246	80	197	21,127
FGR	516	55	284	30,457
FOP	39	30	12	1,287

TOTALS	2,870		2,562	274,756
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	30	22	660.00	SF	5.20	5.20
2	0753	UEP	0 100	20	8	160.00	SF	22.00	22.00
3	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	4.46



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
13,728									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	4.46

TOTAL OB/XF									
13,728									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	4.46

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					309,788				
TOTAL MARKET OB/XF VALUE					13,728				
TOTAL LAND VALUE - MARKET					80,280				
TOTAL MARKET VALUE					403,796				
SOH/AGL Deduction					184,975				
ASSESSED VALUE					218,821				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					168,821				
TOTAL JUST VALUE					403,796				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					396,112				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4727	MH MOVE-ON	0	06/21/2006
M10868	MECH OTHER	0	01/01/2006
P10557	OTHER	0	01/01/2006
E16312	ELEC OTHER	0	12/01/2005
B13639	NEW CONSTR	0	12/01/2004
E0413952	ELEC OTHER	3,500	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0659/0154	5/20/1992	WD	Q	V		38,800	
GRANTOR: BROOKS JOHN H							
GRANTEE: REINOLDS RONALD & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W16 FEP=[YR=2013] W21 S14 E9 N4 E12 N10\$ S10 W12 S4 W38 S36 E13 N5 E4 FOP=[YR=2005] S1 E11 N1 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E17 FGR=[YR=2005] S10 E23 N24 W14 S4 W9 S10\$ N10 E9 N4 E14 N31\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	30	VINYL 100	0800	02	1,216	128.0400	96.03	116,772	1995	1995	0	0	0	70.00	30.00														
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 1996										Heated Area: 1216					HX Base Yr 1996											
Roof Cover	03	COMP SHNGL 100	167616 BAS1995																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMNT 80																											
Interior Floo	14	CARPET 20																											
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																											
Quality		04	Quality Level 04																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC		8005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,216	100	1,216	35,032																									
TOTALS	1,216		1,216	35,032																									
EXTRA FEATURES										43116 RATLIFF RD, CALLAHAN										BLD DATE XF DATE INC DATE									
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	LGL DATE LAND DATE AG DATE												
																	05/18/2023 MLU												
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					