

BLOCK 4 PT LOT 5 IN OR 748/902
R621566 & R621567
EX S-2 & PT S-3

ROBERSON DONNA M E/EGGER JIMMIE N
43110 RATLIFF ROAD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0051



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2.5 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	

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Quality 04 Quality Level 04

DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 08

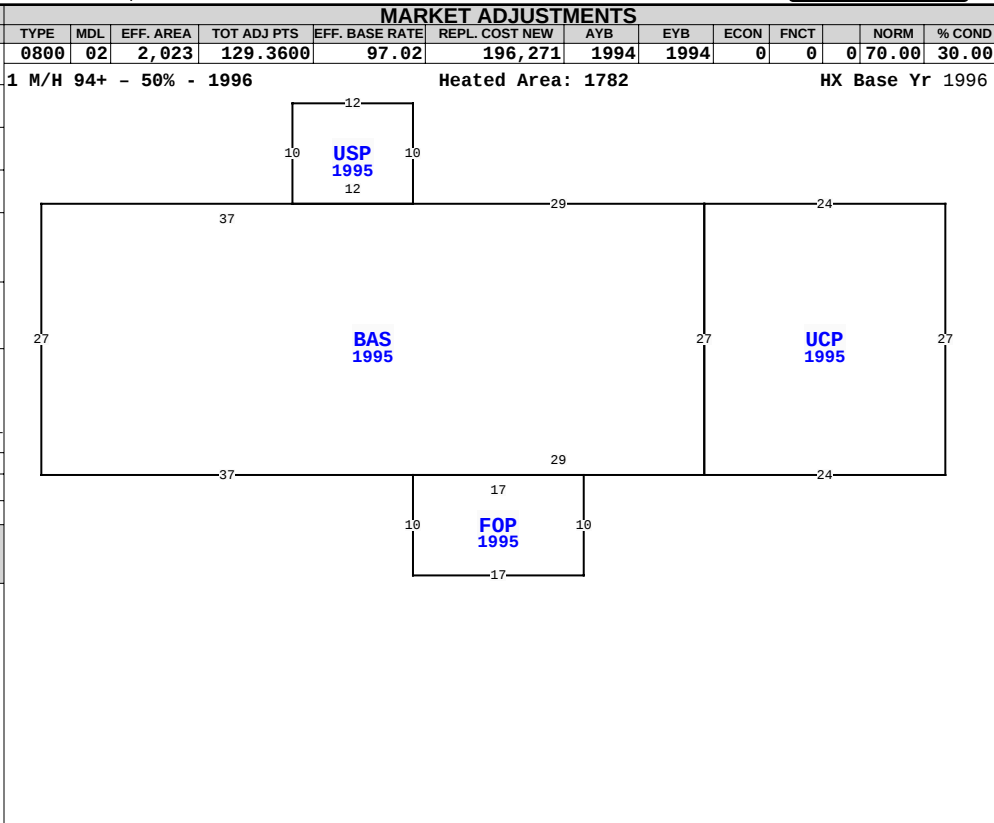
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	51,867
FOP	170	30	51	1,484
UCP	648	20	130	3,784
USP	120	50	60	1,746

TOTALS 2,720 2,023 58,881

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	50	9	24	216.00	SF	10.00	10.00	432
2	1242	WD DECK A	0	50	8	8	64.00	SF	10.00	10.00	128
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	1,520
4	0510	GARAGE WD-	0	50	14	20	280.00	SF	28.00	28.00	1,882

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	50	0006	OR	0.00	0.00	3.73	AC	



43110 RATLIFF RD, CALLAHAN

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

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	1242	WD DECK A	0	50	9	24	216.00	SF	10.00	10.00	100	1986	1986	3	20	432	
2	1242	WD DECK A	0	50	8	8	64.00	SF	10.00	10.00	100	1994	1994	3	20	128	
3	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	76	1,520	
4	0510	GARAGE WD-	0	50	14	20	280.00	SF	28.00	28.00	100	1996	1996	3	24	1,882	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	50	0006	OR	0.00	0.00	3.73	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										78,955	
TOTAL MARKET OB/XF VALUE										3,962	
TOTAL LAND VALUE - MARKET										67,140	
TOTAL MARKET VALUE										150,057	
SOH/AGL Deduction										34,701	
ASSESSED VALUE										115,356	
TOTAL EXEMPTION VALUE										30,000	
BASE TAXABLE VALUE										85,356	
TOTAL JUST VALUE										150,057	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										144,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0748/0902	1/10/1996	QC	U	V	01	100			
GRANTOR: EGGER JIMMIE N									
GRANTEE: ROBERSON DONNA M E									
0739/1991	9/25/1995	QC	U	I	18	100			
GRANTOR: EGGER JIMMIE N									
GRANTEE: ROBERSON DONNA & BI									

BUILDING NOTES											

BUILDING DIMENSIONS											
UCP=[YR=1995] W24 BAS=[YR=1995] W29 USP=[YR=1995] N10 W12 S10 E12\$ W37 S27 E37 FOP=[YR=1995] S10 E17 N10 W17\$ E29 N27\$ S27 E24 N27\$.											

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