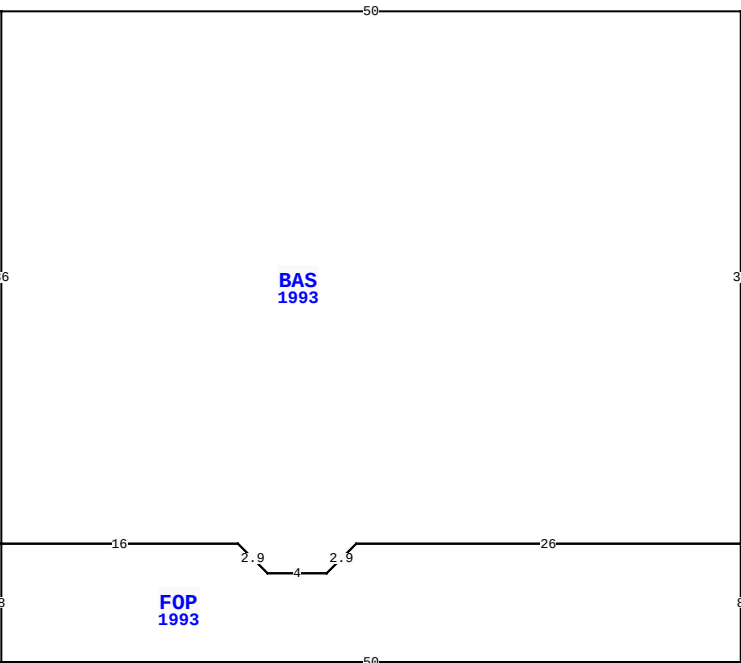


KIGHT ROBERT GLENN & DARLENE B
43014 RATLIFF ROAD
CALLAHAN, FL 32011

24-1N-24-0750-0004-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		6							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		12	CEDAR 100		0100		01	1,928	119.4620	113.49	218,809	1985	1985		0	0	19.00	81.00	VALUATION BY					STANDARD															
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 0															Heated Area: 1812					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		05	COMP SHNGL 100																	BUILDING MARKET VALUE					177,235														
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					26,655														
Interior Floor		09	PINE WOOD 100																	TOTAL LAND VALUE - MARKET					199,290														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					238,135														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					104,817														
Bedrooms		03	3 100																	ASSESSED VALUE					133,318														
Bathrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB					50,000									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					83,318														
Stories		1.	1. 100																	TOTAL JUST VALUE					403,180														
Units			0 100																	NCON VALUE					0														
BUD8 Adjustme		06	DIST 1D 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE					396,688																													
Quality		06	Quality Level 06																																				
DOR CODE		5000	IMPROVED AG																																				
MAP NUM			MKT AREA																	08																			
NEIGHBORHOOD/LOC		8005.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS		1,812	100	1,812	166,572																																		
FOP		388	30	116	10,664																																		
TOTALS		2,200		1,928	177,235																																		
EXTRA FEATURES					43014 RATLIFF RD, CALLAHAN															BLD DATE					LGL DATE					06/15/2023					MLU				
																				XF DATE					LAND DATE					01/31/2024					DC				
																				INC DATE					AG 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																							
1	0680	POLE SHED	0 100	32	31	992.00	SF	10.00	10.00	100	1995	1995	3	23	2,282																								
2	0810	CONCRETE A	0 100	21	16	336.00	SF	6.50	6.50	100	1996	1996	3	72	1,572																								
3	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2001	2001	3	27	9,639																								
4	0845	KOOL DECK	0 100	0	0	468.00	SF	7.25	7.25	100	2001	2001	3	80	2,714																								
5	0910	SCRN RM L	0 100	43	33	1,419.00	SF	15.00	15.00	100	2001	2001	3	20	4,257																								
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030																								
7	0753	UEP	0 100	12	12	144.00	SF	22.00	22.00	100	2007	2007	3	48	1,521																								
8	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2012	2012	3	55	2,640																								
LAND DESCRIPTION										TOTAL OB/XF										26,655																			
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															
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075																						
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.91	AC		1.00	1.00	1.00	555.00	555.00	2,170																						
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	8.91	AC		1.00	1.00	1.00	19,000.00	19,000.00	169,290																						
REVIEW DATE	03/03/2020		BY	TWA		Total Acres: 9.91		Total Land Value: 34,245		Market: 169,290		Agricultural: 4,245		Common: 30,000		PRINTED 08/06/2024 BY SYS																							