PT OF SW/14 OF SW1/4
PARCELS 9-10 & 10-3
IN OR 1873/1789

KIGHT ROBERT G & DARLENE
43014 RATLIFF RD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

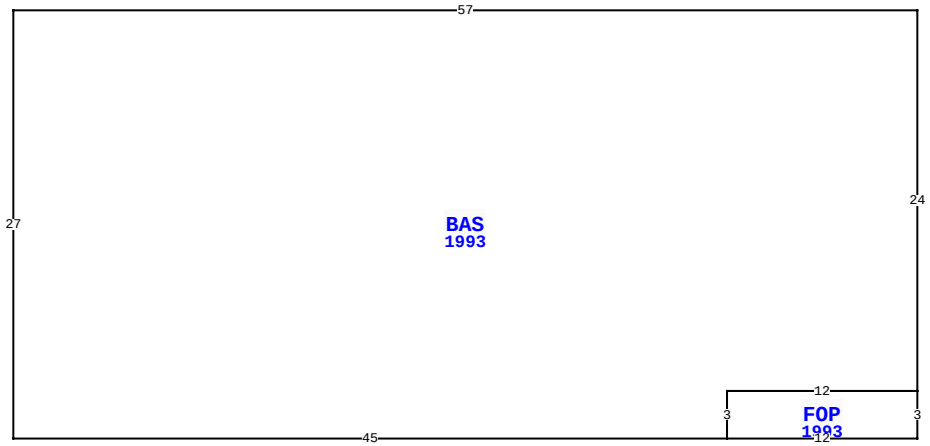
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,503	100	1,503	137,787
FOP	36	30	11	1,009
TOTALS	1,539		1,514	138,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	115.5660	109.79	166,222	1990	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 1503 HX Base Yr



BLD DATE	10/09/2013	KK	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

44084 YELSOM WAY, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	138,795
TOTAL MARKET OB/XF VALUE	2,663
TOTAL LAND VALUE - MARKET	41,100
TOTAL MARKET VALUE	182,558
SOH/AGL Deduction	24,300
ASSESSED VALUE	158,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,258
TOTAL JUST VALUE	182,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3595	H/AC	1,800	11/13/1990
6750	NEW CONSTR	54,928	09/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1873/1789	8/16/2013	WD	Q	I	02	55,200
GRANTOR: MOSLEY TERRY E & CHRY						
GRANTEE: KIGHT ROBERT G & DA						
0778/1523	12/06/1996	WD	Q	I		59,000
GRANTOR: HARVELL ROSCOE & SAND						
GRANTEE: MOSLEY TERRY & CHRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S27 E45 FOP=[YR=1993] E12 N3 W12 S3$ N3 E12 N24$.

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	0810	CONCRETE A	0	0	33	11	363.00	SF	6.50	6.50	100	1991	1991	3	62	1,463	
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,663

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	0005	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/06/2024 BY SYS