PT OF SEC 37 & PT OF LOTS 2 &4
IN OR 2153/1840
EX 19-3 & 19-4

BAUGH CHARLES F JR & BARBARA ANN
43761 RATLIFF ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0019-0010

BUILDING CHARACTERISTICS

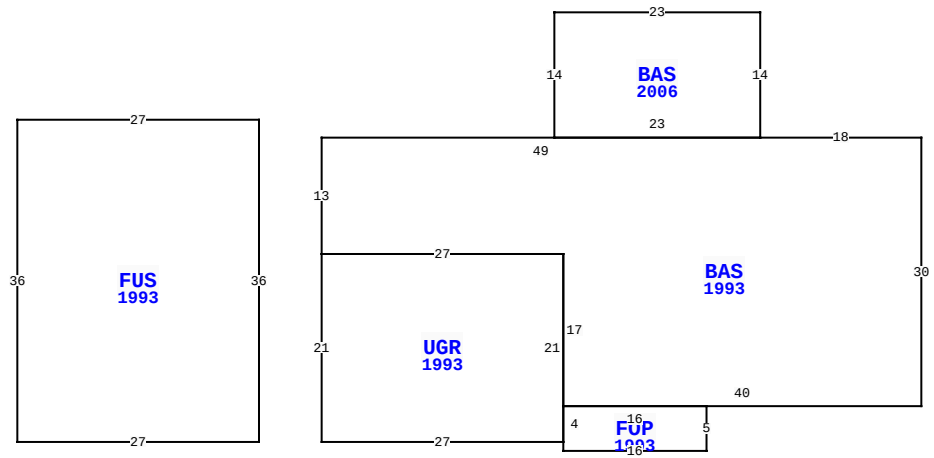
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	148,246
BAS	322	100	322	30,777
FOP	80	30	24	2,294
FUS	972	100	972	92,905
UGR	567	45	255	24,373
TOTALS	3,492		3,124	298,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,124	129.8166	123.33	385,283	1958	1990	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2845 HX Base Yr 2018



43761 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		298,594
TOTAL MARKET OB/XF VALUE		18,418
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		354,462
SOH/AGL Deduction		93,234
ASSESSED VALUE		261,228
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		161,228
TOTAL JUST VALUE		354,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,002

BLDG:1:9: ADJ EYB DUE TO REMODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17-01640	REROOF	11,000	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1840	10/25/2017	SW	Q	I	01	250,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: BAUGH CHARLES F JR						
2103/0219	1/31/2017	SW	Q	I	03	81,000
GRANTOR: CASTLE 2016 LLC						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W49 S13 E27 S17 E40 N30 $
FUS=[YR=1993;ORIG=-101,-2] E27 S36 W27 N36 $
UGR=[YR=1993;ORIG=-67,13] S21 E27 N21 W27 $
BAS=[YR=2006;ORIG=-18,0] N14 W23 S14 E23 $
FOP=[YR=1993;ORIG=-40,34] S1 E16 N5 W16 S4 $
.

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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	40	2010	1980	3	40	15,300	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	46.5	930	
3	0845	KOOL DECK	0	100	0	0	426.00	SF	7.25	7.25	25	1980	1980	3	25	772	
4	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,416	

LAND DESCRIPTION

TOTAL OB/XF 18,418

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	100	0006	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/06/2024 BY SYS