

LOT 22
IN OR 1771/710
BUCKHEAD SUB PB 6/135-136

RATLIFF ROY J
32075 WHITETAIL COURT
BRYCEVILLE, FL 32009

2025

01-1S-24-018B-0022-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
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	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8016.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2002	1,830	209,431
FGR	399	55	2002	219	25,063
FOP	57	30	2002	17	1,946
PTO	252	5	2002	13	1,488
TOTALS	2,538			2,079	237,927

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2002	2002	3	85	2,975
2	0811	CONCRETE B	0	100	0	0		668.00	SF 5.20	5.20	100	2002	2002	3	80	2,779

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,079	124.5335	124.53	258,898	2002	2007	0	0	8.10	91.90
1 SINGLE FAM - 100% - 2024 Heated Area: 1830 HX Base Yr											
32075 WHITE TAIL CT, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		237,927	
TOTAL MARKET OB/XF VALUE		5,754	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		270,681	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,681	
TOTAL EXEMPTION VALUE		13	270,681
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		270,681	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,893	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004561	REPAIR/RRF	17,495	05/02/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1771/0710	11/30/2011	QC	U	I	11	100	
GRANTOR: RATLIFF MARIA G							
GRANTEE: RATLIFF ROY J							
1052/0693	4/26/2002	WD	Q	I		132,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: RATLIFF MARIA & ROY							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W11 PTO=[YR=2002] N12 W21 S12 E21 \$ W39 S24	
FGR=[YR=2002] S21 E19 N21 W19 \$ E19 S21 E11 FOP=[YR=2002]	
S4 E9 N4 W1 N3 W7 S3 W1 \$ E1 N3 E7 S3 E12 N45 \$.	