

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100

Exterior Wall

03 GABLE/HIP 100

Roof Structur

03 COMP SHNGL 100

Roof Cover

05 DRYWALL 100

Interior Wall

14 CARPET 60

Interior Floo

08 SHT VINYL 40

Interior Floo

03 CENTRAL 100

Air Condition

04 AIR DUCTED 100

Heating Type

3 100

Bedrooms

2 100

Bathrooms

02 WOOD FRAME 100

Frame

1. 1. 100

Stories

0 100

Units

00 NONE 100

Occupancy

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,472

100

2000

1,472

143,103

FSP

144

40

2024

58

5,638

TOTALS

1,616

1,530

148,741

EXTRA FEATURES

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

0811

CONCRETE B

0 100

40

25

1,000.00

SF

5.20

5.20

100

1997

1997

3

72

3,744

LAND DESCRIPTION

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

000100

C

RES

100

0006

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

35,000.00

35,000.00

70,000

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

2.00

Total Land Value:

70,000

Market:

0

Agricultural:

0

Common:

70,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYEYECONFNCT

NORM% CONDD

0100011,530110.1600110.16168,5452000200000011.7588.25

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

MISC STRG SHED/ CRPT = NV: KW 11/23

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU / I

V / I

RSN CD

SALE PRICE

0569/0383

5/04/1989

WD Q

Q V

15,000

GRANTOR:MILLER RUSSELL & D

GRANTEE:PENTICOFF CARL W JR

0431/0405

8/01/1984

WD Q

I

56,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W14 W12 W20 S32 E46 N32 \$

FSP=[YR=2024;ORIG=-26,0] E12 N12 W12 S12 \$

.

43708 RATLIFF RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				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		03		VINYL 100						6500		01	2,000		63.7000		23.57		47,140		1989	1994	0	0	0		50.00		50.00		VALUATION BY					STANDARD																							
Roof Structur		03		GABLE/HIP 100						2 GARAGE RES - 100% - 0																				Heated Area: 2000										HX Base Yr 2023										Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100						40 50 50 40 BAS 1993																				BUILDING MARKET VALUE										172,311																			
Interior Wall		02		WALL BD added WD 100																										TOTAL MARKET OB/XF VALUE										3,744																			
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET										70,000																			
Air Condition		01		NONE 100																										TOTAL MARKET VALUE										246,055																			
Heating Type		01		NONE 100																										SOH/AGL Deduction										114,882																			
Frame		02		WOOD FRAME 100																										ASSESSED VALUE										131,173																			
Stories		1.		1. 100						TOTAL EXEMPTION VALUE										HX HB SL VX					131,173																																		
Occupancy		00		NONE 100						BASE TAXABLE VALUE										0																																							
										TOTAL JUST VALUE										246,055																																							
										NCON VALUE										0																																							
										INCOME VALUE																																																	
										PREVIOUS YEAR MKT VALUE										238,197																																							
Quality		03		Quality Level 03																																																							
DOR CODE		0100		SINGLE FAMILY																																																							
MAP NUM				MKT AREA																08																																							
NEIGHBORHOOD/LOC				8026.00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		2,000		100		1993		2,000		23,570																																																	
TOTALS		2,000						2,000		23,570																																																	
EXTRA FEATURES										43708 RATLIFF RD, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU																															
										XF DATE				LAND DATE																																													
										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																																					
LAND DESCRIPTION										TOTAL OB/XF										0																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV																											