IN OR 1732/716

HAAG VENEISHA
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2025

15-1N-25-0000-0002-0020

BUILDING CHARACTERISTICS

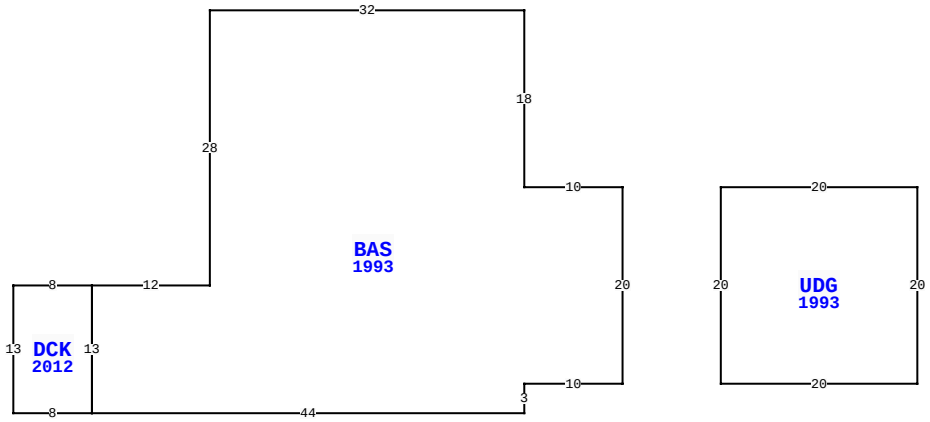
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,668	100	1993	1,668	133,441
DCK	104	10	2012	10	800
UDG	400	55	1993	220	17,600
TOTALS	2,172			1,898	151,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	109.5885	109.59	208,002	1928	1970	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1668 HX Base Yr



43704 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0803	ASPHALT C	0	0	0	0	1,875.00	SF	2.00	2.00	100	1988	1988	3	50	1,875	
3	0810	CONCRETE A	0	0	24	30	720.00	SF	6.50	6.50	100	1997	1997	3	72	3,370	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,841
TOTAL MARKET OB/XF VALUE	6,785
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	203,626
SOH/AGL Deduction	58,579
ASSESSED VALUE	145,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,047
TOTAL JUST VALUE	203,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5190	TEMP POLE	0	06/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/0716	3/01/2011	WD	U	I	11	41,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HAAG VENEISHA & DOM						
1732/0715	1/10/2011	QC	U	I	11	71,900
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N18 W32 S28 W12 DCK=[YR=2012] W8 S13 E8 N13$ S13 E44 N3 E10 N20$ PTR=E10 UDG=[YR=1993] E20 S20 W20 N20$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 6,785

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/03/2022 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS