N1/2 OF NE1/4
IN OR 1195/513

WILLEY SANDY G
43687 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

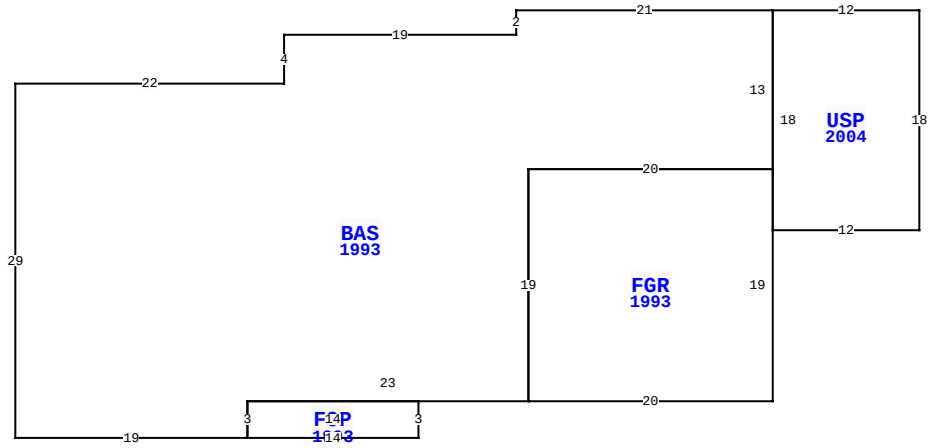
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,491	100	1993	1,491	150,562
FGR	380	55	1993	209	21,105
FOP	42	30	1993	13	1,313
USP	216	30	2004	65	6,564
TOTALS	2,129			1,778	179,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,778	112.5000	148.50	264,033	1975	1980	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 2004 Heated Area: 1491 HX Base Yr 2004



43687 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,542
TOTAL MARKET OB/XF VALUE		3,098
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		224,040
SOH/AGL Deduction		114,281
ASSESSED VALUE		109,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,037
TOTAL JUST VALUE		224,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941343	ADDITION	2,490	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1195/0513	12/15/2003	WD	Q	I		116,000
GRANTOR: NICHOLS PEGGY						
GRANTEE: WILLEY SANDY G						
0894/1585	8/10/1999	WD	Q	I		87,000
GRANTOR: PINER RUTH P						
GRANTEE: NICHOLS PEGGY						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2004] W12 BAS=[YR=1993] W21 S2 W19 S4 W22 S29 E19 FOP=[YR=1993] E14 N3 W14 S3$ N3 E23 FGR=[YR=1993] E20 N19 W20 S19$ N19 E20 N13$ S18 E12 N18$.

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	0811	CONCRETE B	0	100	0	0	646.00	SF	5.20	5.20	100	1980	1980	3	30	1,008	
2	0940	SHEDS/PORT	0	100	0	0	80.00	SF	20.10	20.10	100	1980	1980	3	20	322	
3	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1995	1995	3	68	1,768	

LAND DESCRIPTION

TOTAL OB/XF 3,098

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	100	0006	OR	93.00	220.00	0.46	AC		1.00	1.00	2.00	45,000.00	90,000.00	41,400							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 0.46 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 07/30/2025 BY SYS