PT OF SW1/4 OF NE1/4 OF
SEC 16-1N-25E IN OR 2012/1487
BEING TRACT 1

CSL FLORIDA SYSTEM LLC
C/O WINDSTREAM COMMUNICATIONS, ATTN: CHRISTINE ZIHALA
LITTLE ROCK, AR 72212

2025

16-1N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

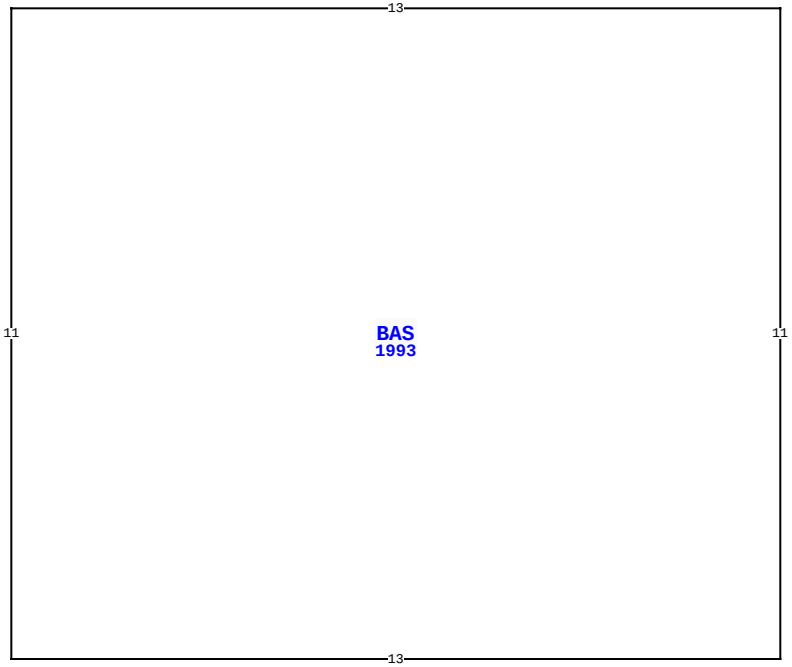
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100	1993	143	2,740
TOTALS	143			143	2,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	143	116.3450	53.23	7,612	1987	1987	0	0	0	64.00	36.00

1 STOR WAREH – 0% - 0 Heated Area: 143 HX Base Yr



43631 RATLIFF RD, CALLAHAN

BLD DATE	02/06/2018	KK	LGL DATE	
XF DATE	02/06/2018	KK	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	2,740
TOTAL MARKET OB/XF VALUE	878
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	23,618
SOH/AGL Deduction	0
ASSESSED VALUE	23,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,618
TOTAL JUST VALUE	23,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4487	N/A	11,000	11/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/1487	8/20/2015	SW	U	I	20	100
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						
1986/0960	4/24/2015	SW	P	I	98	338,900
GRANTOR: WINDSTREAM FLORIDA LL						
GRANTEE: CSL FLORIDA SYSTEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S11 E13 N11$.

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	0810	CONCRETE A	0	0	13	21	273.00	SF	6.50	6.50	100	1987	1987	3	49.5	878	

LAND DESCRIPTION

TOTAL OB/XF 878

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	009100	C	UTILITY	0		OR	60.00	80.00	1.00	UT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/30/2025 BY SYS