IN OR 2217/201
2005 SCOTBILT DWMH

FAY KEVIN
43655 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

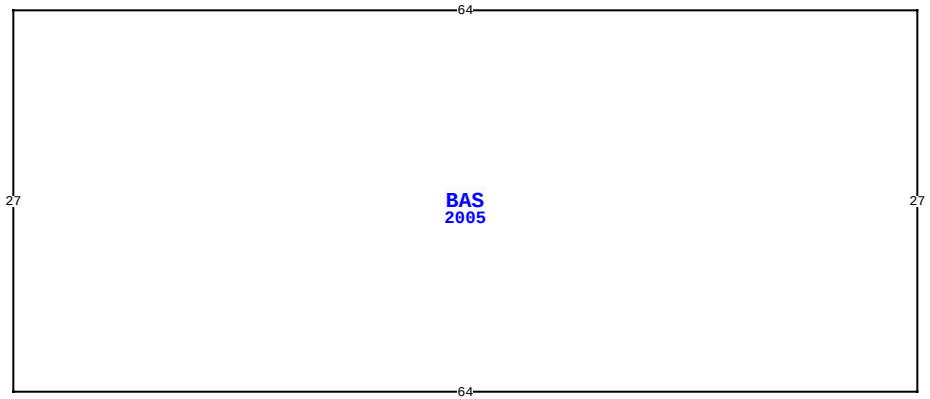
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2005	1,728	92,957
TOTALS	1,728			1,728	92,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	117.2000	99.62	172,143	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2008 Heated Area: 1728 HX Base Yr 2008



43655 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,957
TOTAL MARKET OB/XF VALUE		6,085
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		169,042
SOH/AGL Deduction		75,012
ASSESSED VALUE		94,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,308
TOTAL JUST VALUE		169,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006150	CARPORT	17,208	08/01/2018
18006173	XFOB	18,355	08/01/2018
B15342	FOUNDATION	1,950	06/01/2005
MH?	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0201	7/12/2018	QC	U	I	11	100
GRANTOR: BASS JOSHUA & TERRIE						
GRANTEE: FAY KEVIN						
1510/1128	7/06/2007	QC	Q	I	06	42,700
GRANTOR: BASS JOSH						
GRANTEE: FAY KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S27 E64 N27$.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	13.50	13.50	100	2004	2004	3	21	181	
2	0351	CARPORT MT	0	100	36	20	720.00	SF	10.00	10.00	100	2019	2019	3	82	5,904	

LAND DESCRIPTION

TOTAL OB/XF 6,085

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	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS