PARCEL 5 (SECT 16-1N-25) &
PARCEL 3-1 (SECT 15-1N-25)
IN OR 970/367

MANDEVILLE MATTHEW J
43660 RATLIFF ROAD
CALLAHAN, FL 32011-7252

2025

16-1N-25-0000-0005-0000

BUILDING CHARACTERISTICS

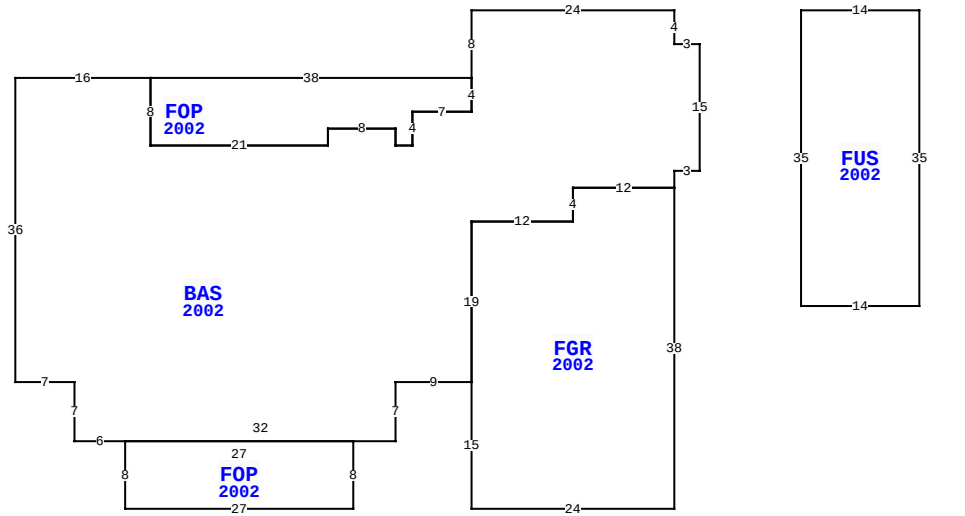
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	2,547	100	2002	2,547	292,735
FGR	864	55	2002	475	54,593
FOP	216	30	2002	65	7,471
FOP	260	30	2002	78	8,965
FUS	490	100	2002	490	56,318
TOTALS	4,377			3,655	420,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,655	96.4800	127.35	465,464	2002	2005	0	0	0	9.75	90.25

2 SNGL FAM – 100% - 2003 Heated Area: 3037 HX Base Yr 2003



43660 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		437,279
TOTAL MARKET OB/XF VALUE		9,783
TOTAL LAND VALUE - MARKET		268,250
TOTAL MARKET VALUE		715,312
SOH/AGL Deduction		374,214
ASSESSED VALUE		341,098
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		290,376
TOTAL JUST VALUE		715,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,161

CONCRETE AT ROAD NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2305435	ROOF	20,000	04/26/2023
B9610	NEW CONSTR	230,946	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/0367	2/09/2001	WD	Q	I		111,000
GRANTOR: TISON LAWRENCE MCGILL						
GRANTEE: MANDEVILLE MATTHEW						
0356/0716	4/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S8 FOP=[YR=2002] W38 S8 E21 N2 E8 S2 E2 N4 E7 N4$ S4 W7 S4 W2 N2 W8 S2 W21 N8 W16 S36 E7 S7 E6 FOP=[YR=2002] S8 E27 N8 W27$ E32 N7 E9 FGR=[YR=2002] S15 E24 N38 W12 S4 W12 S19$ N19 E12 N4 E12 N2 E3 N15 W3 N4$ PTR=E15 FUS=[YR=2002] E14 S35 W14 N35$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	2,121.00	SF	4.00	4.00	100	2002	2002	3	80	6,787	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2007	2007	3	27	1,296	

LAND DESCRIPTION

TOTAL OB/XF 9,783

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	18.50	AC		1.00	1.00	1.00	14,500.00	14,500.00	268,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 18.50 Total Land Value: 268,250 Market: 0 Agricultural: 0 Common: 268,250 PRINTED 07/30/2025 BY SYS

PARCEL 5 (SECT 16-1N-25) &
PARCEL 3-1 (SECT 15-1N-25)
IN OR 970/367

MANDEVILLE MATTHEW J
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CALLAHAN, FL 32011-7252

2025

16-1N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

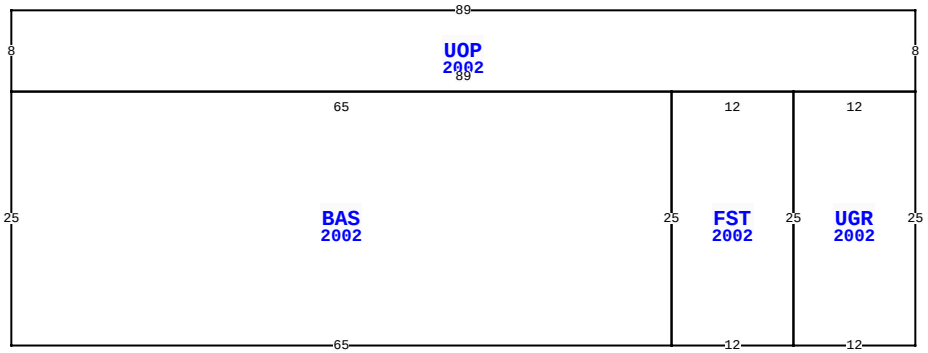
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2002	1,625	13,520
FST	300	55	2002	165	1,373
UGR	300	45	2002	135	1,123
UOP	712	20	2002	142	1,182
TOTALS	2,937			2,067	17,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,067	64.0136	16.64	34,395	2002	2002	0	0	0	50.00	50.00

3 BARNS – 100% - 2003 Heated Area: 1625 HX Base Yr 2003



43660 RATLIFF RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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TOTAL JUST VALUE		715,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: MANDEVILLE MATTHEW						
0356/0716	4/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W89 S8 BAS=[YR=2002] S25 E65 FST=[YR=2002] E12
UGR=[YR=2002] E12 N25 W12 S25$ N25 W12 S25$ N25 W65$ E89 N8$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 18.50 Total Land Value: 268,250 Market: 0 Agricultural: 0 Common: 268,250 PRINTED 07/30/2025 BY SYS