IN OR 1885/807
EX ESMT OR 1197/1813

PELLETIER ROLAND J JR
43684 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 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	03	Quality Level 03

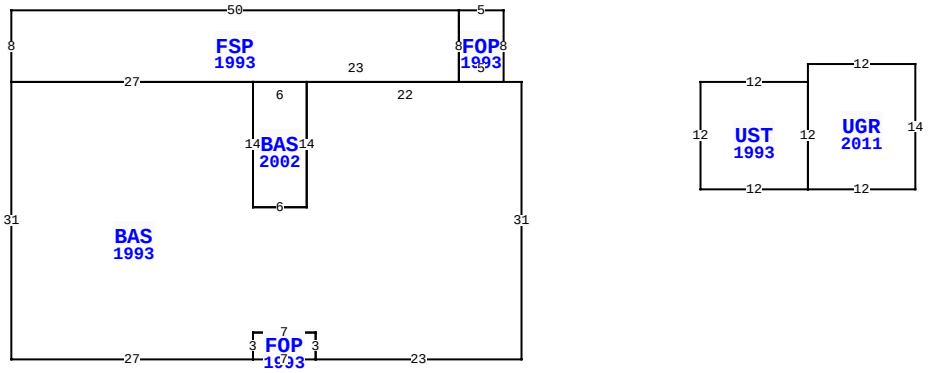
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1993	1,662	156,202
BAS	84	100	2002	84	7,895
FOP	21	30	1993	6	564
FOP	40	30	1993	12	1,128
FSP	400	40	1993	160	15,038
UGR	168	45	2011	76	7,143
UST	144	45	1993	65	6,109
TOTALS	2,519			2,065	194,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	116.0320	116.03	239,602	1978	1986	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1746 HX Base Yr 2012



43684 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		194,078
TOTAL MARKET OB/XF VALUE		23,268
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		279,446
SOH/AGL Deduction		134,238
ASSESSED VALUE		145,208
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		44,486
TOTAL JUST VALUE		279,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006403	REPAIR/RRF	17,200	07/01/2019
7597	GARAGE	11,271	10/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1885/0807	9/25/2013	QC	U	I	11	61,800
GRANTOR: PELLETIER ROLAND & TO						
GRANTEE: PELLETIER ROLAND J						
1771/0166	12/05/2011	WD	Q	I	02	150,000
GRANTOR: MILES MICHAEL N & KEL						
GRANTEE: PELLETIER ROLAND &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FOP=[YR=1993] N8 W5 FSP=[YR=1993] W50 S8 E27 BAS=[YR=2002] S14 E6 N14 W6 $ E23 N8 $ S8 E5 $ W22 S14 W6 N14 W27 S31 E27 FOP=[YR=1993] E7 N3 W7 S3 $ N3E7S3 E23N31$ PTR=E20 UST=[YR=1993] E12 UGR=[YR=2011] N2 E12 S14W12 N12$ S12 W12 N12$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,773.00	SF	4.00	4.00	100	1984	1984	3	41	4,548	
2	0511	GARAGE CB-	0	100	26	25	650.00	SF	40.00	40.00	100	1997	1997	3	72	18,720	

LAND DESCRIPTION

TOTAL OB/XF 23,268

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		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS