

PT OF GOVT LOT 2
PT OR 1804/1024
(EX OR 2498/574)

MURRAY ROBERT P JR
43644 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0005-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	21	STONE 20
Roof Structure	12	REINFO/CON 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	

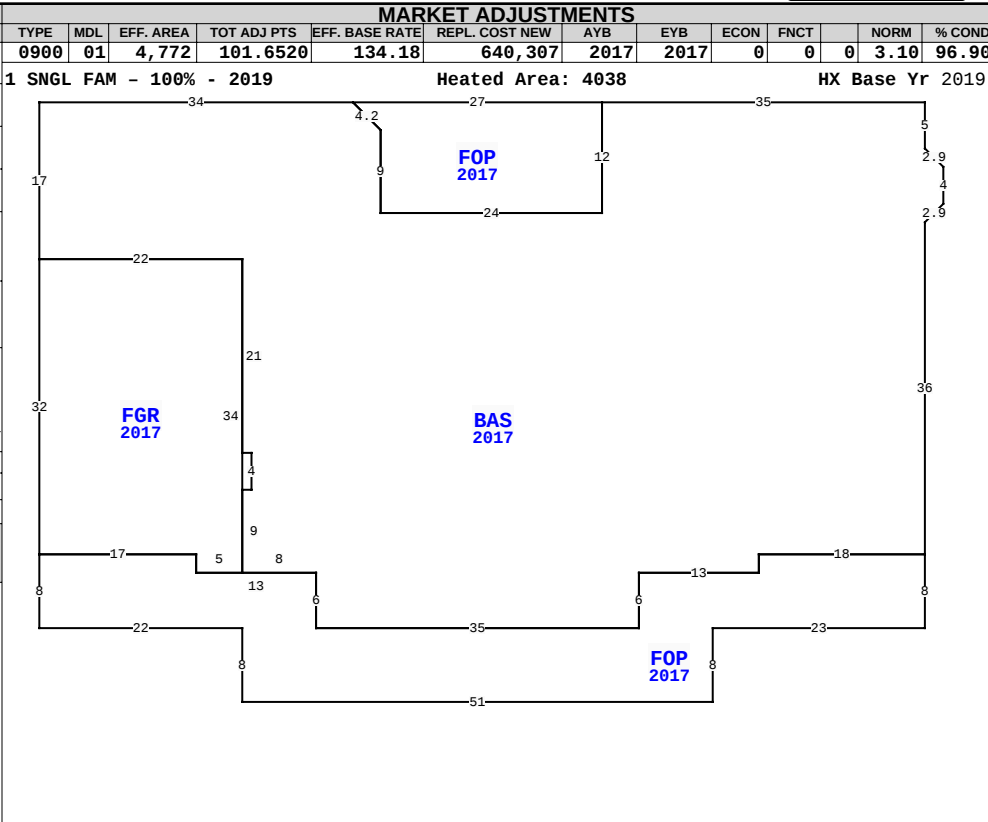
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,038	100	2017	4,038	525,023
FGR	714	55	2017	393	51,098
FOP	293	30	2017	88	11,442
FOP	844	30	2017	253	32,896

TOTALS	5,889			4,772	620,457
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,038.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0855	CONC PAVER	0	100	0	0	971.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00
5	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50
6	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00
7	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	20.26

REVIEW DATE	12/10/2024	BY	TWX
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43644 RATLIFF RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1,038.00	SF	5.20	5.20	100	2017	2017	3	96	5,182	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
3	0855	CONC PAVER	0	100	0	0	971.00	SF	10.00	10.00	100	2021	2021	3	99	9,613	
4	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00	10.00	100	2021	2021	3	99	1,535	
5	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2021	2021	3	99	3,784	
6	0093	MANL GATE	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2021	3	90	1,080	
7	0462	ST/AL FNC	0	100	0	0	78.00	SF	10.00	10.00	100	2021	2021	3	93	725	

TOTAL OB/XF															23,859		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
06 OR	0.00	0.00	20.26	AC		1.00	1.00	1.00	14,500.00	14,500.00							

Total Acres: 20.26	Total Land Value: 293,770	Market: 0	Agricultural: 0	Common: 293,770
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NASSAU COUNTY PROPERTY				PAGE 1 of 3	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		23,859	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,095,165	
SOH/AGL Deduction		ASSESSED VALUE		469,790	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		1,095,165	
NCON VALUE		INCOME VALUE		18,533	
PREVIOUS YEAR MKT VALUE				1,032,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006437	20X40 STORAGE BUI	51,352	05/30/2024
17002566	CO ISSUED	0	03/28/2017
B1631733	NEW CONSTR	512,760	02/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1804/1024	7/27/2012	WD	Q	V	02
GRANTOR: MATTHIESSEN CHARLES W					SALE PRICE
GRANTEE: MURRAY ROBERT P JR					84,000
1736/0480					100
GRANTOR: DALE BERNARDA G					
GRANTEE: MATTIESSEN CHARLES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W35 FOP=[YR=2017] W27 D3 R3 S9 E24 N12\$ S12 W24 N9 U3 L3 W34 S17 FGR=[YR=2017] S32 FOP=[YR=2017] S8 E22 S8 E51 N8 E23 N8 W18 S2 W13 S6 W35 N6 W13 N2 W17\$ E17 S2 E5 N34 W22\$ E22S21 E1 S4 W1 S9 E8 S6 E35 N6 E13 N2 E18 N36 U2 R2 N4 U2 L2 N5\$.									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 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	800	100	2024	800	18,533
TOTALS	800			800	18,533

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	63.2500	23.40	18,720	2024	2024	0	0	0	1.00	99.00
3 GARAGE RES - 100% - 2025						Heated Area: 800			HX Base Yr 2019			
20 40 40 20 BAS 2024												