PT OF GOVT LOT 2
IN OR 2498/574
ESMT IN OR 2624-1960

MOORE MICHAEL C & REGINA R
43652 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0005-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

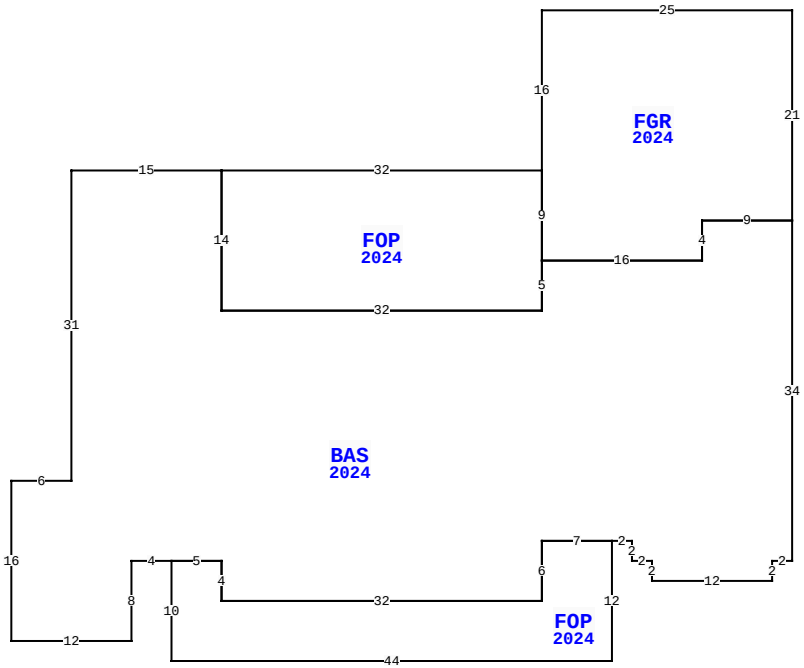
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,449	100	2024	2,449	404,501
FGR	589	55	2024	324	53,515
FOP	326	30	2024	98	16,187
FOP	448	30	2024	134	22,133
TOTALS	3,812			3,005	496,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,005	105.0640	166.00	498,830	2023	2023	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2024 Heated Area: 2449 HX Base Yr 2024



43652 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		531,783
TOTAL MARKET OB/XF VALUE		11,248
TOTAL LAND VALUE - MARKET		78,400
TOTAL MARKET VALUE		621,431
SOH/AGL Deduction		114,891
ASSESSED VALUE		506,540
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		455,818
TOTAL JUST VALUE		621,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,504

ASPHALT CIRCLE DRIVEWAY - IN FRONT OF SFR
FENCED W/ FAMILY ADJCNT PRCL - APPT REQUIRED FOR F

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2202756	CO		07/07/2023
B23-05337	GARAGE	139,508	04/25/2023
22002756	NEW CONSTR	419,669	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0574	5/24/2021	WD	U	V	11	100
GRANTOR: MURRAY ROBERT P JR &						
GRANTEE: MOORE MICHAEL C & R						
2425/1498	11/30/2020	WD	U	V	11	100
GRANTOR: MURRAY ROBERT P JR &						
GRANTEE: MOORE MIKE & REGINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E15 S14 E32 N5 E16 N4 E9 S34 W2 S2
W12 N2 W2 N2 W2 W7 S6 W32 N4 W5 W4 S8 W12 N16 E6 N31 $
FOP=[YR=2024;ORIG=20,59] N10 E5 S4 E32 N6 E7 S12 W44 $
FGR=[YR=2024;ORIG=57,10] S9 E16 N4 E9 N21 W25 S16 $
FOP=[YR=2024;ORIG=25,10] E32 S9 S5 W32 N14 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0803	ASPHALT C	0	100	0	0	2,060.00	SF	2.00	2.00	100	2024	2023		90	3,708	
3	0812	CONCRETE C	0	100	0	0	1,010.00	SF	4.00	4.00	100	2024	2023		100	4,040	

LAND DESCRIPTION

TOTAL OB/XF 11,248

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	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 01/26/2024 BY KW Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 2624-1960

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2025

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NASSAU COUNTY PROPERTY

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

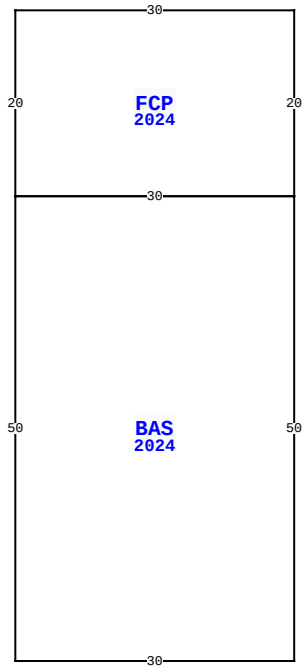
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	32,225
FCP	600	25	2024	150	3,222
TOTALS	2,100			1,650	35,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,650	58.6500	21.70	35,805	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1500 HX Base Yr 2024



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PREVIOUS YEAR MKT VALUE		573,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: MOORE MICHAEL C & R						
2425/1498	11/30/2020	WD	U	V	11	100
GRANTOR: MURRAY ROBERT P JR &						
GRANTEE: MOORE MIKE & REGINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E30 S50 W30 N50 $
FCP=[YR=2024;ORIG=50,0] E30 S20 W30 N20 $
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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

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