

IN OR 842/11
ESMT IN OR 902/910
ESMT PT OR 1861/825

MIXON MICHAEL D & KIMBERLY K
43596 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	2,092	100	2000	2,092	246,097
FCP	576	25	2000	144	16,940
FOP	54	30	2000	16	1,882
FOP	280	30	2000	84	9,882
PTO	308	5	2000	15	1,765
PTO	480	5	2000	24	2,823
PTO	224	5	2012	11	1,294
TOTALS	4,014			2,386	280,683

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
3	0751	UOP	0 100	15	15	225.00	SF	12.50	12.50	100	2010
4	1242	WD DECK A	0 100	0	0	252.00	SF	10.00	10.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	6.60	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,386	108.6820	143.46	342,296	2000	2000	0	0	0 18.00	82.00
1 SNGL FAM - 100% - 2001											
Heated Area: 2092											
HX Base Yr 2001											

43596 RATLIFF RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				05/09/2025		MLU	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										297,418	
TOTAL MARKET OB/XF VALUE										6,352	
TOTAL LAND VALUE - MARKET										128,700	
TOTAL MARKET VALUE										432,470	
SOH/AGL Deduction										239,035	
ASSESSED VALUE										193,435	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										142,713	
TOTAL JUST VALUE										432,470	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										396,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006743	NEW CONSTR	100,685	03/01/2000
M004256	H/AC	0	03/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/0011	7/22/1998	WD	Q	V		42,900
GRANTOR: MCKINNEY CLINTON O &						
GRANTEE: MIXON MICHAEL & KIM						
0602/0506	7/18/1990	WD	Q	V	06	100
GRANTOR: HERRINGTON J O & SON						
GRANTEE: MCKINNEY CLINTON &						

BUILDING NOTES											
BAS=[YR=2000;ORIG=-44,33] W2 U2L2 W4 D2L2 W2 W22 W16 S32 E15 E50 N32 W15 \$											
FCP=[YR=2000;ORIG=-20,0] W24 S24 E24 N24 \$											
PTO=[YR=2000;ORIG=0,0] W20 S24 E20 N24 \$											
PTO=[YR=2000;ORIG=-56,33] N14 W22 S14 E22 \$											
FOP=[YR=2000;ORIG=-79,65] S8 E35 N8 W35 \$											
PTO=[YR=2012;ORIG=-78,19] W16 S14 E16 N14 \$											
FOP=[YR=2000;ORIG=-44,24] S9 E6 N9 W6 \$											

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