PT OF SE1/4 OF SEC 16-1N-25E
IN OR 72/564
(EX RW IN OR 82/572 &

PLUMMER CHARLES F SR & BARBARA
43620 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

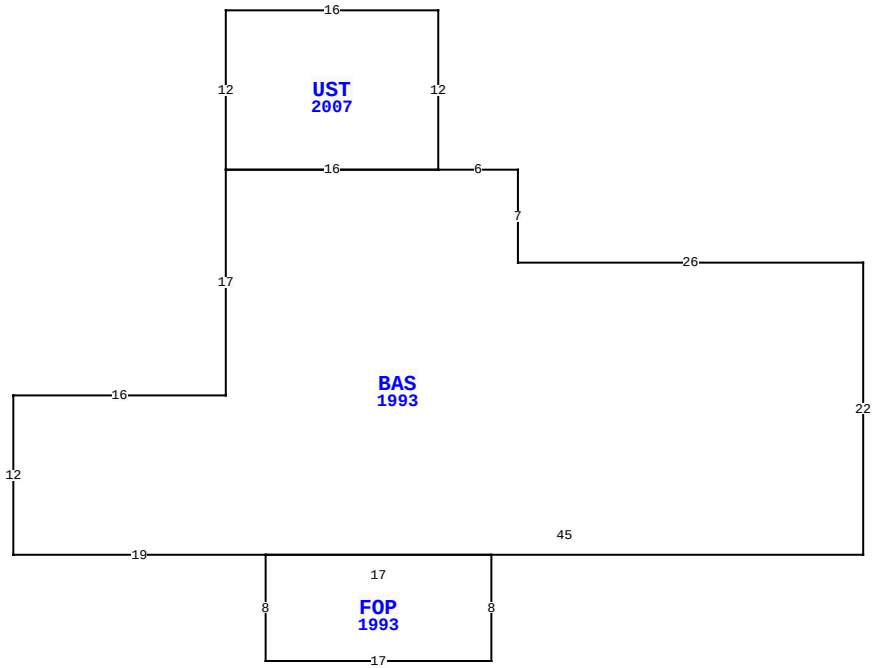
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1993	1,402	141,909
FOP	136	30	1993	41	4,150
UST	192	45	2007	86	8,705
TOTALS	1,730			1,529	154,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,529	101.8980	134.51	205,666	1958	1975	0	0	0	24.75	75.25

1 SNGL FAM – 100% - 0 Heated Area: 1402 HX Base Yr



43620 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		154,764
TOTAL MARKET OB/XF VALUE		10,202
TOTAL LAND VALUE - MARKET		103,250
TOTAL MARKET VALUE		268,216
SOH/AGL Deduction		171,106
ASSESSED VALUE		97,110
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,388
TOTAL JUST VALUE		268,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5968	GARAGE	10,608	08/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0072/0564	1/01/1967	TA	U	I		12,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N7 W6 UST=[YR=2007] N12 W16 S12 E16$ W16 S17 W16 S12 E19 FOP=[YR=1993] S8 E17 N8 W17$ E45 N22$.

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	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	100	1989	1989	3	54.5	10,202	

LAND DESCRIPTION

TOTAL OB/XF 10,202

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	2.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,250							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 2.95 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 07/30/2025 BY SYS