PT OF SE1/4
IN OR 1978/872
ESMT PT OR 1861/825

MARQUIS BENJAMIN D & HEIDI M
43586 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

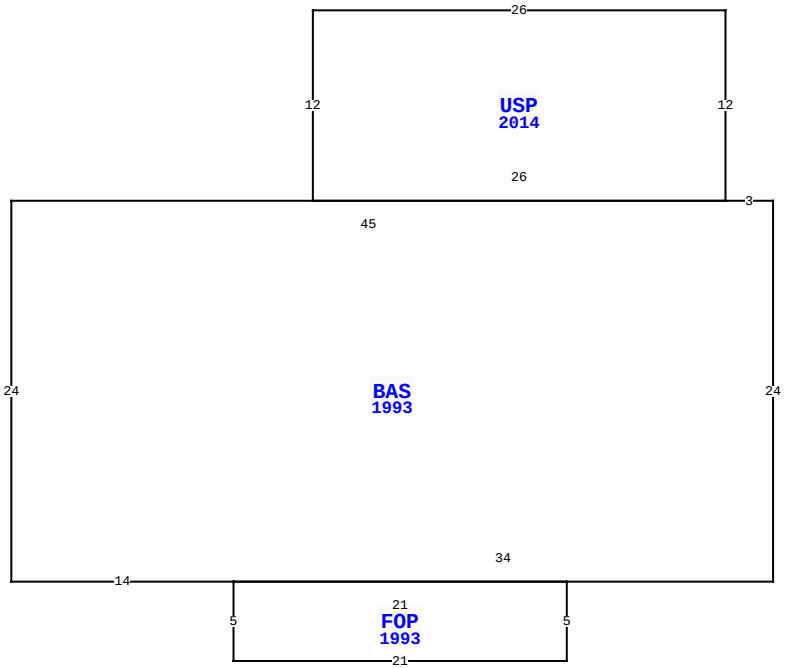
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	109,025
FOP	105	30	1993	32	3,028
USP	312	30	2014	94	8,896
TOTALS	1,569			1,278	120,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,278	116.4800	116.48	148,861	1978	1978	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1152 HX Base Yr



43586 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		150,225
TOTAL MARKET OB/XF VALUE		1,967
TOTAL LAND VALUE - MARKET		74,200
TOTAL MARKET VALUE		226,392
SOH/AGL Deduction		667
ASSESSED VALUE		225,725
TOTAL EXEMPTION VALUE	13	225,725
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		226,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327600	ADDITION	6,337	08/01/2013
B24742	CARPORT	7,812	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0872	4/12/2015	WD	U	I	30	49,500
GRANTOR: MARQUIS BENJAMIN D &						
GRANTEE: MARQUIS BENJAMIN D						
0679/1198	4/26/1993	WD	Q	I	05	42,000
GRANTOR: WESTERN UNITED LIFE						
GRANTEE: MARQUIS BENJAMIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 USP=[YR=2014] N12 W26 S12 E26$ W45 S24 E14
FOP=[YR=1993] S5E21 N5 W21$ E34 N24$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2005	2005	3	22	950	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	6.10	6.10	100	2005	2005	3	22	537	
3	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,967

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	2.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,200							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS

PT OF SE1/4
IN OR 1978/872
ESMT PT OR 1861/825

MARQUIS BENJAMIN D & HEIDI M
43586 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0100

BUILDING CHARACTERISTICS

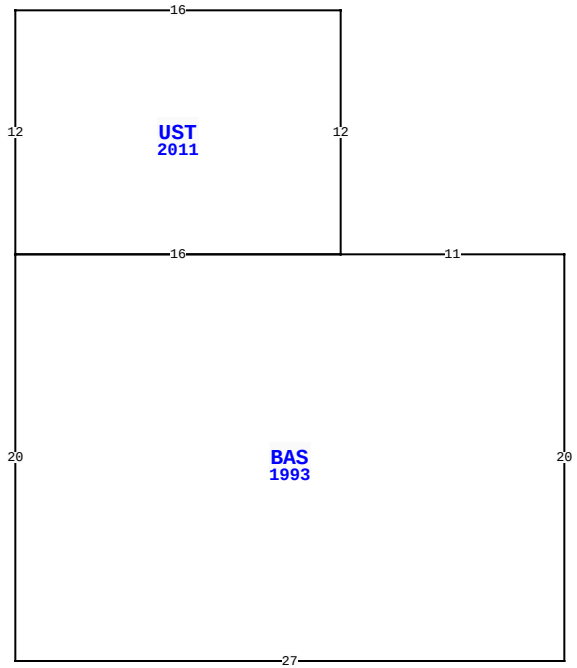
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	5,511
UST	192	50	2011	96	980
TOTALS	732			636	6,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	636	55.1628	20.41	12,981	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 540 HX Base Yr



43586 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,225
TOTAL MARKET OB/XF VALUE		1,967
TOTAL LAND VALUE - MARKET		74,200
TOTAL MARKET VALUE		226,392
SOH/AGL Deduction		667
ASSESSED VALUE		225,725
TOTAL EXEMPTION VALUE	13	225,725
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		226,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0872	4/12/2015	WD	U	I	30	49,500
GRANTOR: MARQUIS BENJAMIN D &						
GRANTEE: MARQUIS BENJAMIN D						
0679/1198	4/26/1993	WD	Q	I	05	42,000
GRANTOR: WESTERN UNITED LIFE						
GRANTEE: MARQUIS BENJAMIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UST=[YR=2011] N12 W16 S12 E16$ W16 S20 E27 N20$.

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

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS

PT OF SE1/4
IN OR 1978/872
ESMT PT OR 1861/825

MARQUIS BENJAMIN D & HEIDI M
43586 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

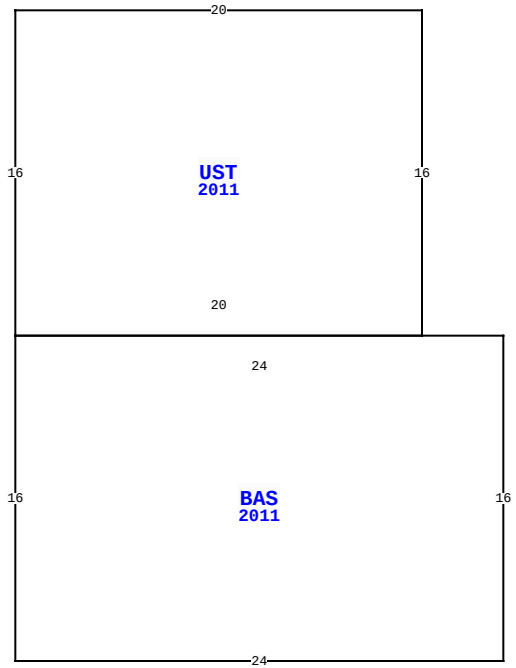
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2011	384	6,564
UST	320	45	2011	144	2,461
TOTALS	704			528	9,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	528	55.0000	20.35	10,745	2011	2011	0	0	0	16.00	84.00

3 GARAGE RES – 100% - 2023 Heated Area: 384 HX Base Yr



43586 RATLIFF RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,225
TOTAL MARKET OB/XF VALUE		1,967
TOTAL LAND VALUE - MARKET		74,200
TOTAL MARKET VALUE		226,392
SOH/AGL Deduction		667
ASSESSED VALUE		225,725
TOTAL EXEMPTION VALUE	13	225,725
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		226,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/0872	4/12/2015	WD	U	I	30	49,500
GRANTOR: MARQUIS BENJAMIN D &						
GRANTEE: MARQUIS BENJAMIN D						
0679/1198	4/26/1993	WD	Q	I	05	42,000
GRANTOR: WESTERN UNITED LIFE						
GRANTEE: MARQUIS BENJAMIN D						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] W20 S16 BAS=[YR=2011] S16 E24 N16 W24$ E20 N16$.

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

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS

PT OF SE1/4
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CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

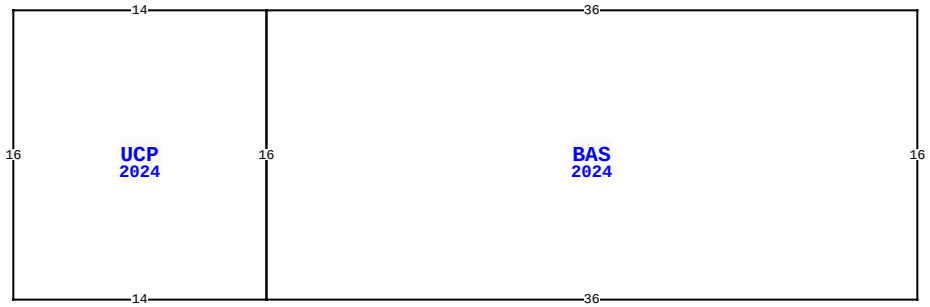
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2024	576	12,762
UCP	224	20	2024	45	997
TOTALS	800			621	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	621	60.5000	22.38	13,898	2023	2023	0	0	0	1.00	99.00

4 GARAGE RES – 100% - 2024 Heated Area: 576 HX Base Yr



43586 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:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1978/0872	4/12/2015	WD	U	I	30	49,500
GRANTOR: MARQUIS BENJAMIN D &						
GRANTEE: MARQUIS BENJAMIN D						
0679/1198	4/26/1993	WD	Q	I	05	42,000
GRANTOR: WESTERN UNITED LIFE						
GRANTEE: MARQUIS BENJAMIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=64,10] E36 S16 W36 N16 $
UCP=[YR=2024;ORIG=50,10] E14 S16 W14 N16 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.12 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 07/30/2025 BY SYS