

PT OF LOT 21
PARCEL 1 IN OR 2726/335
RATLIFF ACRES UNR

HALL BETTY JO L/E/
43552 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0021-0000



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1993	1,269	121,407
FGR	594	55	1993	327	31,284
FOP	105	30	1993	32	3,062
SFB	252	80	2007	202	19,326
TOTALS	2,220			1,830	175,079

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
1	0940	SHEDS/PORT	0	100	12	18		216.00	SF30.00	100	1996	1996	3	20
2	0810	CONCRETE A	0	100	0	0		110.00	SF6.50	100	2007	2007	3	87
3	0351	CARPORT MT	1	100	24	18		432.00	SF10.00	100	2024	2015		65

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	2.23	AC		1.00	1.00	1.00

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,830	99.9000	131.87	241,322	1975	1985	0	0	27.45	72.55
1 SNGL FAM - 100% - 0											
Heated Area: 1471											
HX Base Yr 2000											
43552 RATLIFF RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

TOTAL OB/XF														
4,726														

TOTAL OB/XF														
4,726														

Market: 0 Agricultural: 0 Common: 78,050

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		175,079	
TOTAL MARKET OB/XF VALUE		4,726	
TOTAL LAND VALUE - MARKET		78,050	
TOTAL MARKET VALUE		257,855	
SOH/AGL Deduction		157,757	
ASSESSED VALUE		100,098	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		44,376	
TOTAL JUST VALUE		257,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,054	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2726/335	7/18/2024	WD	U	I	11	100	
GRANTOR: HALL BETTY JO							
GRANTEE: CADY ELIZABETH ANN							
0903/0700	10/13/1999	QC	Q	I	01	100	
GRANTOR: WATERS BETTY JO							
GRANTEE: WATERS BETTY JO							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993;ORIG=-22,0] W2 W21 W24 S27 E26 E21 N27 \$														
FGR=[YR=1993;ORIG=0,0] W22 S27 E22 N27 \$														
SFB=[YR=2007;ORIG=-24,0] N12 W21 S12 E21 \$														
FOP=[YR=1993;ORIG=-43,27] S5 E21 N5 W21 \$														

TOTAL OB/XF														
4,726														

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