

LOT 26 RP 622
IN OR 2631/1851
RATLIFF ACRES UNR

BENNETT PATRICIA H LIVING TRUST/BENNETT PATRICIA H
43458 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,674	100	1993	1,674	163,565
BAS	576	100	2007	576	56,280
FOP	234	30	1993	70	6,839
FOP	330	30	1993	99	9,673
TOTALS	2,814			2,419	236,358

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	492.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	504.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,419	116.3162	116.32	281,378	1984	1989	0	0	0	16.00	84.00
1 SINGLE FAM - 100% - 2006 Heated Area: 2250 HX Base Yr 2006												
43458 RATLIFF RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU												

TOTAL OB/XF												
5,068												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			236,358
TOTAL MARKET OB/XF VALUE			5,068
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			338,926
SOH/AGL Deduction			162,966
ASSESSED VALUE			175,960
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			120,238
TOTAL JUST VALUE			338,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24468	ADDITION	12,187	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/1851	4/05/2023	SW	U	I	11	100
GRANTOR: BENNETT PATRICIA L/E						
GRANTEE: BENNETT PATRICIA H						
2266/0965	4/02/2019	LE	U	I	11	100
GRANTOR: BENNETT HAMPTON JR &						
GRANTEE: HAMPTON S BENNETT J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W21 FOP=[YR=1993] N9 W30 BAS=[YR=2007] W24 S24E24 N24\$ S11 E30 N2\$ S2 W30 S32 FOP=[YR=1993] S6 E39 N6 W39\$ E51 N34\$.									