W1/2 OF LOT 28 (EX S-1)
IN OR 1607/1821
RATLIFF ACRES UNR

IRISH ROBERT T
85575 AVANT RD OAD
YULEE, FL 32097

2025

16-1N-25-2900-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	124,800
TOTAL MARKET VALUE	130,800
SOH/AGL Deduction	53,030
ASSESSED VALUE	77,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,770
TOTAL JUST VALUE	130,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982084	MH MOVE-ON	0	02/01/1998
B973658	GARAGE	17,680	02/01/1997
MHU95873	MH MOVE-ON	0	04/01/1995
MH94443	MH MOVE-ON	6,000	04/01/1994
9020	MH MOVE-ON	22,000	08/26/1992
8954	MH MOVE-ON	1,500	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1607/1821	2/25/2009	WD	U	V	38	30,000
GRANTOR: RAY HUBERT H & BETTY						
GRANTEE: IRISH ROBERT T						
1429/1522	7/21/2006	QC	U	I	07	100
GRANTOR: BUSTION GERALD W & CY						
GRANTEE: RAY HUBERT H & BETT						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0		OR	0.00	0.00	4.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	124,800							

REVIEW DATE 02/27/2025 BY TWA Total Acres: 4.16 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 07/30/2025 BY SYS