

LOT 33
IN OR 2674/1368
RATLIFF ACRES UNR

BURNS TIM
43348 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0033-0000



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 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,752	100	1993	1,752	148,783
FGR	660	55	1993	363	30,826
FOP	96	30	1993	29	2,463
FSP	288	40	1993	115	9,766
TOTALS	2,796			2,259	191,839

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	1,810.00	SF	4.00	4.00	
4	0510	GARAGE WD-	0	100	22	12	264.00	SF	26.95	26.95	
5	0510	GARAGE WD-	0	100	26	12	312.00	SF	28.00	28.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	4.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,259	103.8800	103.88	234,665	1975	1980	0	0	0 18.25	81.75
1 SINGLE FAM - 100% - 2024 Heated Area: 1752 HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

43348 RATLIFF RD, CALLAHAN											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						191,839					
TOTAL MARKET OB/XF VALUE						9,730					
TOTAL LAND VALUE - MARKET						135,000					
TOTAL MARKET VALUE						336,569					
SOH/AGL Deduction						54,704					
ASSESSED VALUE						281,865					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						231,143					
TOTAL JUST VALUE						336,569					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						273,921					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2674/1368	9/20/2023	QC	U	I	11	100			
GRANTOR: MULCH MANUFACTURING I									
GRANTEE: BURNS TIM									
0564/0876	3/06/1989	WD	Q	I		100,000			
GRANTOR: PIKE THOMAS & SHARON									
GRANTEE: MULCH MANUFACTURING									
BUILDING NOTES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W10 FSP=[YR=1993] N24 W12 S24 E12 \$ W12 N24 W22 S54 E20 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 N26 \$ S30 E22 N30 \$.											