

LOT 35
IN OR 116/23 & OR 653/467
RATLIFF ACRES UNR

CHAPMAN GEORGE W & JENNY B
43330 RATLIFF ROAD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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
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NEIGHBORHOOD/LOC	8005.00
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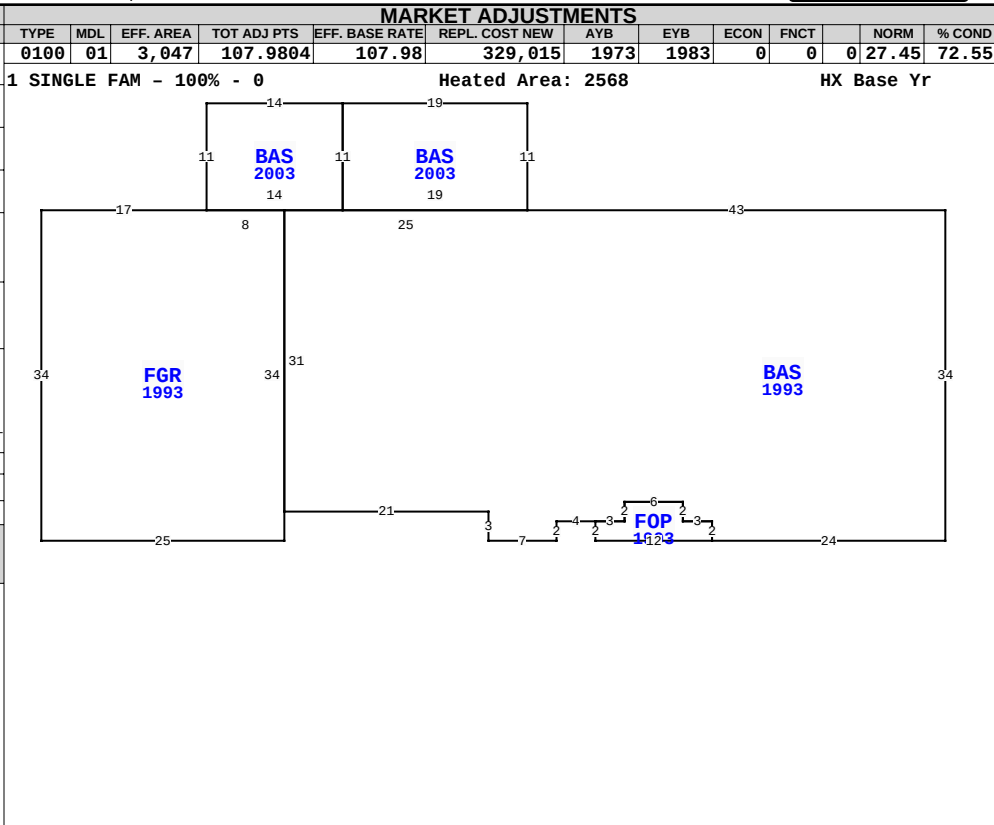
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	1993	2,205	172,739
BAS	154	100	2003	154	12,064
BAS	209	100	2003	209	16,373
FGR	850	55	1993	468	36,663
FOP	36	30	1993	11	862

TOTALS	3,454			3,047	238,700
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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	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00
4	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20
5	0812	CONCRETE C	0	100	0	0	1,357.00	SF	4.00
6	1242	WD DECK A	0	100	12	13	156.00	SF	10.00
7	1076	TRELLIS A	0	100	7	6	42.00	SF	7.50

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	0006	OR	0.00	0.00	4.50

REVIEW DATE	11/02/2021	BY	KB
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TOTAL OB/XF															12,864
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.6
2	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1991	1991	3	20
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1991	1991	3	20
4	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1975	1975	3	25
5	0812	CONCRETE C	0	100	0	0	1,357.00	SF	4.00	4.00	100	2003	2003	3	82
6	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	2005	2005	3	22
7	1076	TRELLIS A	0	100	7	6	42.00	SF	7.50	7.50	100	2005	2005	3	36

TOTAL OB/XF															12,864
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	000100	C	RES	100	0006	OR	0.00	0.00	4.50	AC	1.00	1.00	1.00	30,000.00	30,000.00

Total Acres:	4.50	Total Land Value:	135,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				238,700	
TOTAL MARKET OB/XF VALUE				12,864	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				386,564	
SOH/AGL Deduction				208,464	
ASSESSED VALUE				178,100	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				127,378	
TOTAL JUST VALUE				386,564	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				322,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013327	REPAIR/RRF	17,000	09/30/2021
B974060	REPAIR/RRF	2,100	06/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0116/0023	1/01/1971	TA	Q	V		6,000	

GRANTOR:							
GRANTEE:							

BUILDING DIMENSIONS							
BAS=[YR=1993] W43 BAS=[YR=2003] N11 W19 BAS=[YR=2003] W14 S11 FGR=[YR=1993] W17 S34 E25 N34 W8 \$ E14 N11 \$ S11 E19 \$ W25 S31 E21 S3 E7 N2 E4 FOP=[YR=1993] S2 E12 N2 W3 N2 W6 S2 W3 \$ E3 N2 E6 S2 E3 S2 E24 N34 \$.							

BUILDING NOTES														

Common:	135,000	PRINTED 07/30/2025 BY SYS
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