LOT 36 (EX S-1)
IN OR 1486/1794 &
OR 2143/1732

VON SCHONDORF DIANE E
43314 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

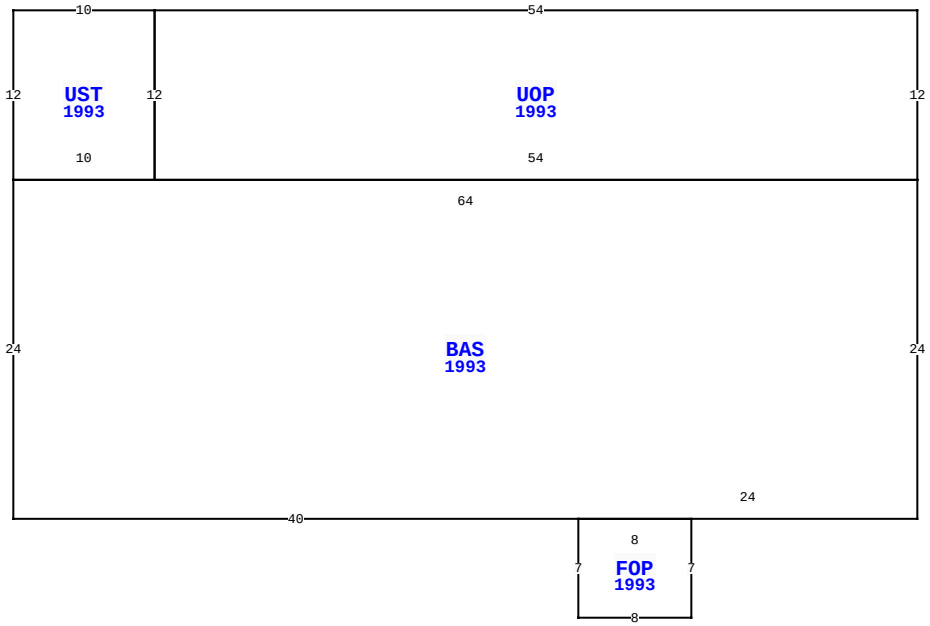
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	68,517
FOP	56	30	1993	17	758
UOP	648	25	1993	162	7,227
UST	120	55	1993	66	2,944
TOTALS	2,360			1,781	79,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,781	126.7200	101.38	180,558	1976	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2021 Heated Area: 1536 HX Base Yr 2021



43314 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		79,446
TOTAL MARKET OB/XF VALUE		7,542
TOTAL LAND VALUE - MARKET		79,450
TOTAL MARKET VALUE		166,438
SOH/AGL Deduction		31,368
ASSESSED VALUE		135,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,348
TOTAL JUST VALUE		166,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8961	MH MOVE-ON	27,900	07/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0439	12/23/2020	WD	Q	I	01	145,000
GRANTOR: SMALL FERRY BOAT LLC						
GRANTEE: VON SCHONDORF DIANE						
2143/1732	8/09/2017	QC	U	I	11	100
GRANTOR: BUDGET SALES AND LEAS						
GRANTEE: SMALL FERRY BOAT LL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W54 UST=[YR=1993] W10 S12 BAS=[YR=1993] S24 E40 FOP=[YR=1993] S7 E8 N7 W8$ E24 N24 W64$ E10 N12$ S12 E54 N12$
.

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	0681	POLE SHED	0	100	43	22	946.00	SF	15.00	15.00	100	1973	1973	3	20	2,838	
2	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	1987	1987	3	20	4,704	

LAND DESCRIPTION

TOTAL OB/XF 7,542

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	100		OR	0.00	0.00	2.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.27 Total Land Value: 79,450 Market: 0 Agricultural: 0 Common: 79,450 PRINTED 07/30/2025 BY SYS