

PT OF LOT 37
IN OR 1906/1797
1997 HORT SW/MH

GUFFIN AUSTIN DOUGLAS
43308 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0037-0020



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
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	1,216	100	2014	1,216	41,602
TOTALS	1,216			1,216	41,602

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0751	UOP	0	100	44	20	880.00	SF	10.00

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	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,216	115.0000	97.75	118,864	1997	1997	0	0	0 65.00	35.00	
2 M/H 94+ - 100% - 2015												
Heated Area: 1216												
HX Base Yr 2015												
BAS 2014												
43308 RATLIFF RD, CALLAHAN												
05/21/2025 MLU												

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	OB/XF MKT VALUE	NOTES
1	0751	UOP			0	100	44	20	880.00	SF	10.00	10.00	100	2019	2019	3	87	7,656	

TOTAL OB/XF													7,656	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00			
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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		41,602	
TOTAL MARKET OB/XF VALUE		7,656	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		94,258	
SOH/AGL Deduction		47,122	
ASSESSED VALUE		47,136	
TOTAL EXEMPTION VALUE		HX HB	25,000
BASE TAXABLE VALUE		22,136	
TOTAL JUST VALUE		94,258	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,872	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145590	CO ISSUED	0	10/01/2014
MH145590	MH MOVE-ON	0	09/01/2014
MH961316	MH MOVE-ON	0	06/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1906/1797	3/04/2014	QC	U	I	11	100	
GRANTOR: BROWN PAMELA G							
GRANTEE: GUFFIN AUSTIN DOUGL							
1685/0707	6/24/2010	QC	U	I	11	100	
GRANTOR: REYES MICHELLE LEIGH							
GRANTEE: BROWN PAMELA G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W76 S16 E76 N16\$.									