LOT 41
IN OR 2062/953
RATLIFF ACRES UNR

VAINE JOSEPH T JR & JANET K
43244 RATLIFF RD
CALLAHAN, FL 32011

2025

16-1N-25-2900-0041-0000

BUILDING CHARACTERISTICS

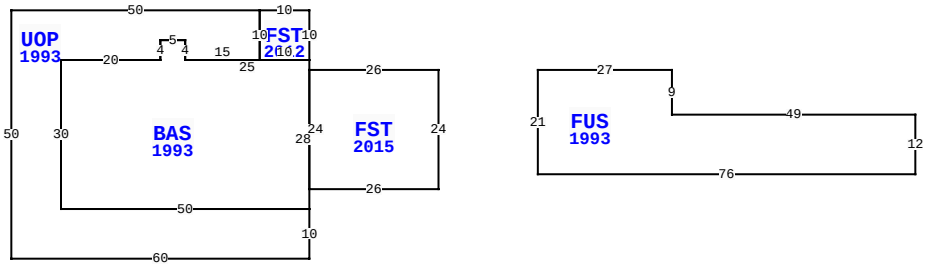
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,520	100	1993	1,520	149,081
FST	100	55	2012	55	5,394
FST	624	55	2015	343	33,641
FUS	1,155	100	1993	1,155	113,282
UOP	1,380	20	1993	276	27,070
TOTALS	4,779			3,349	328,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,349	109.9308	109.93	368,156	1992	2002	0	0	0	10.78	89.22

1 SINGLE FAM – 100% - 2017 Heated Area: 2675 HX Base Yr 2017



43244 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
2	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2000	2000	3	77	1,962	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	328,469
TOTAL MARKET OB/XF VALUE	3,362
TOTAL LAND VALUE - MARKET	116,220
TOTAL MARKET VALUE	448,051
SOH/AGL Deduction	239,477
ASSESSED VALUE	208,574
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	157,852
TOTAL JUST VALUE	448,051
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,596

WD BRIDGE NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229990	REPAIR/RRF	35,000	10/01/2022
B1632866	REPAIR/RRF	71,500	08/01/2016
R1615235	REPAIR/RRF	2,000	08/01/2016
B963014	XFOB	6,528	02/01/1996
7869	NEW CONSTR	96,390	02/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/0953	7/29/2016	WD	U	I	12	192,700
GRANTOR: FANNIE MAE						
GRANTEE: VAINE JOSEPH T JR &						
1996/0995	8/10/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2015] W26 BAS=[YR=1993] N2 FST=[YR=2012] N10 W10
UOP=[YR=1993] W50 S50 E60 N10 W50 N30 E20 N4 E5 S4 E15 N10$
S10 E10$ W25 N4 W5 S4 W20 S30 E50N28$ S24 E26 N24 $ PTR= E20
FUS=[YR=1993] E27 S9 E49 S12 W76 N21$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 3,362

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	0006	OR	0.00	0.00	5.96	AC		1.00	1.00	1.00	19,500.00	19,500.00	116,220							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.96 Total Land Value: 116,220 Market: 0 Agricultural: 0 Common: 116,220 PRINTED 07/30/2025 BY SYS