PT SE1/4 OF SEC 16-2S-23E
IN OR 2549/34

THOMPSON MARK
43509 RATLIFF RD
CALLAHAN, FL 32011

2025

16-2S-23-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

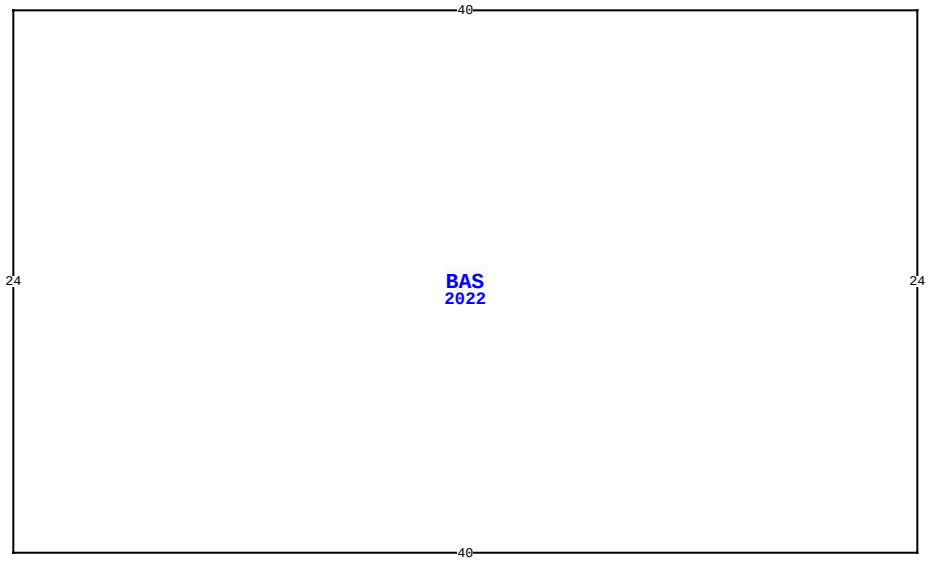
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	19,888
TOTALS	960			960	19,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	21.14	20,294	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 2023 Heated Area: 960 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	19,888
TOTAL MARKET OB/XF VALUE	3,089
TOTAL LAND VALUE - MARKET	257,160
TOTAL MARKET VALUE	73,689
SOH/AGL Deduction	10,636
ASSESSED VALUE	63,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,053
TOTAL JUST VALUE	280,137
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015967	GARAGE	0	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/0034	3/18/2022	WD	Q	V	02	135,000
GRANTOR: ROYAL LENERY M & MART						
GRANTEE: THOMPSON MARK						
2024/1269	1/14/2016	WD	U	I	11	100
GRANTOR: MILLER LESTER M & RIT						
GRANTEE: ROYAL LENERY M & MA						

3549 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/22/2024 KBA

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	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	2022	2022	3	99	3,089	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,089

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.88	AC		1.00	1.00	1.00	525.00	525.00	5,712							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.88	AC		1.00	1.00	1.00	19,500.00	19,500.00	212,160							

REVIEW DATE 01/12/2023 BY WW Total Acres: 11.88 Total Land Value: 50,712 Market: 212,160 Agricultural: 5,712 Common: 45,000 PRINTED 07/30/2025 BY SYS