

**CICERO PAUL W & JO ANN L/E/
43149 RATLIFF ROAD
CALLAHAN, FL 32011**

2025



BUILDING CHARACTERISTICS																									
ELEMENT	CD	CONSTRUCTION																							
Exterior Wall	17	CB STUCCO 90																							
Exterior Wall	21	STONE 10																							
Roof Structure	03	GABLE/HIP 100																							
Roof Cover	12	MODULAR MT 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 80																							
Interior Floo	14	CARPET 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		1 100																							
Frame	03	MASONRY 100																							
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	06	DIST 1D 100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	5000	IMPROVED AG																							
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	1,508	100	1993	1,508	131,387																				
FCP	247	25	1993	62	5,402																				
FCP	406	25	2014	102	8,887																				
FOP	200	30	1993	60	5,228																				
FST	70	55	1993	38	3,311																				
FST	130	55	2014	72	6,273																				
TOTALS	2,561			1,842	160,488																				
EXTRA FEATURES																									
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	0500	FP-PRE FAB	0 100	0 0	1.00 UT	3,500.00	3,500.00	100	1975	1975	3	34	1,190												
2	0940	SHEDS/PORT	0 100	8 28	224.00 SF	18.00	18.00	100	1973	1973	3	20	806												
3	0940	SHEDS/PORT	0 100	8 8	64.00 SF	30.00	30.00	100	1992	1992	3	20	384												
4	0937	WELL	0 0	0 0	1.00 UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000												
5	0936	SEPTC TANK	0 0	0 0	1.00 UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000												
6	0350	CARPORT WD	0 100	27 26	702.00 SF	9.75	9.75	100	1990	1990	3	20	1,369												
7	0940	SHEDS/PORT	0 100	12 8	96.00 SF	20.10	20.10	100	1992	1992	3	20	386												
LAND DESCRIPTION						TOTAL OB/XF 16,135																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000								
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	390.00	390.00	7,020								
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725								
5	005900	A	TIMBER WETLA	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	50.00	50.00	800								
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	500.00	500.00	8,000								
REVIEW DATE	05/20/2024		BY	TWA		Total Acres:	45.00		Total Land Value:	102,545		Market:	237,500		Agricultural:	12,545		Common:	90,000		PRINTED 07/30/2025 BY SYS				

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,842	115.4000	115.40	212,567	1975	1975	0	0	24.50	75.50
1 SINGLE FAM - 100% - 0 Heated Area: 1508 HX Base Yr											
The diagram illustrates a building footprint with several labeled areas for market adjustments. The main rectangular area is divided into sections. A large section on the left											

NASSAU COUNTY PROPERTY												PAGE 1 of 2	6
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 6						Tax Dist:							
BUILDING MARKET VALUE						160,488							
TOTAL MARKET OB/XF VALUE						16,135							
TOTAL LAND VALUE - MARKET						327,500							
TOTAL MARKET VALUE						279,168							
SOH/AGL Deduction						113,988							
ASSESSED VALUE						165,180							
TOTAL EXEMPTION VALUE						HX HB 50,722							
BASE TAXABLE VALUE						114,458							
TOTAL JUST VALUE						504,123							
NCON VALUE						0							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						625,678							

[illegible]