IN OR 2665/108
EX RW IN OR 82/578

CROSBY JOHN B JR L/E/
43239 RATLIFF ROAD
CALLAHAN, FL 32011

2025

20-1N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

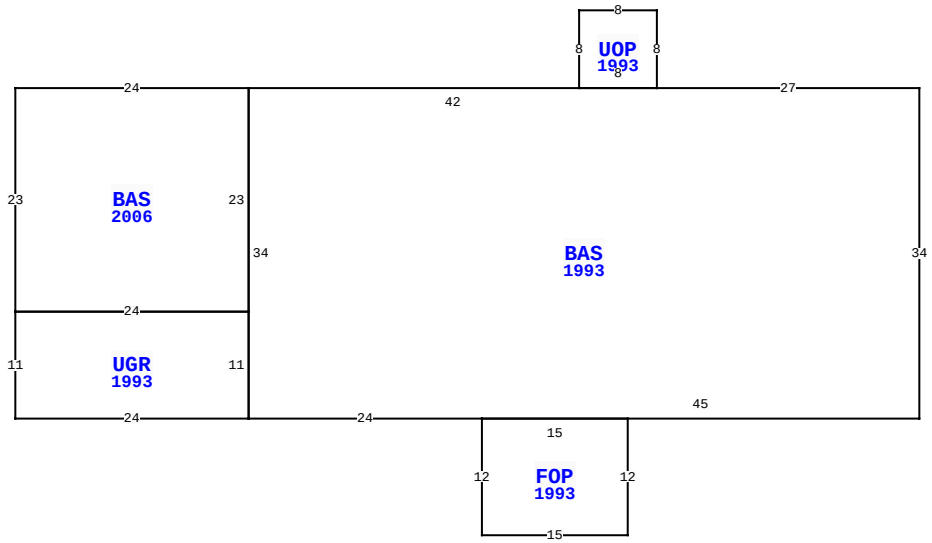
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	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	2,346	100	1993	2,346	176,767
BAS	552	100	2006	552	41,592
FOP	180	30	1993	54	4,068
UGR	264	45	1993	119	8,966
UOP	64	20	1993	13	980
TOTALS	3,406			3,084	232,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,084	96.6000	96.60	297,914	1940	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2008 Heated Area: 2898 HX Base Yr 2008



43239 RATLIFF RD, CALLAHAN

BLD DATE	11/17/2006 KW	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		287,431
TOTAL MARKET OB/XF VALUE		13,780
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		388,711
SOH/AGL Deduction		168,268
ASSESSED VALUE		220,443
TOTAL EXEMPTION VALUE	HX HB WR DX	60,722
BASE TAXABLE VALUE		159,721
TOTAL JUST VALUE		388,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5067	CO ISSUED	0	03/01/2008
MH5067	MH MOVE-ON	0	03/01/2008
M13671	OTHER	0	03/01/2008
P13096	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/108	9/05/2023	QC	U	I	11	100
GRANTOR: CROSBY JOHN BRIGGS JR						
GRANTEE: CROSBY JOHN BRIGGS						
1503/0392	6/04/2007	WD	Q	I	05	169,400
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CROSBY JOHN B JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=1993] N8 W8 S8 E8 $ W42
BAS=[YR=2006] W24 S23 UGR=[YR=1993] S11 E24 N11 W24$ E24 N23
$ S34 E24 FOP=[YR=1993] S12 E15 N12 W15 $ E45 N34 $.

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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1980	1980	3	20	8,400	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0681	POLE SHED	0	100	8	20	160.00	SF	15.00	15.00	100	1980	1980	3	20	480	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 13,780

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS

IN OR 2665/108
EX RW IN OR 82/578

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CALLAHAN, FL 32011

2025

20-1N-25-0000-0006-0010

BUILDING CHARACTERISTICS

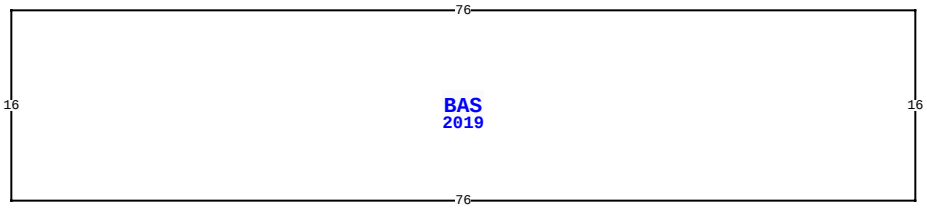
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,216	100	2019	1,216	55,058
TOTALS	1,216			1,216	55,058

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	115.8000	98.43	119,691	2001	2001	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 2008 Heated Area: 1216 HX Base Yr 2008



43239 RATLIFF RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CROSBY JOHN B JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS