BLOCK 1 LOT 4
IN OR 472/46 SEC 19-1N-25
R278311 & R278312

DOANE WALTER & MARY
43059 RATLIFF ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0001-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

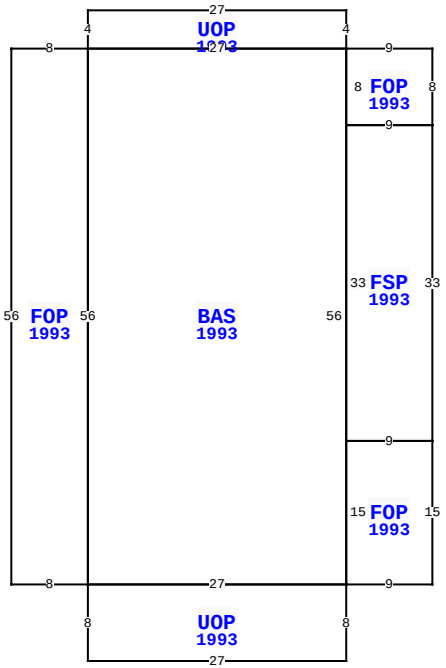
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	41,804
FOP	72	30	1993	22	608
FOP	135	30	1993	40	1,106
FOP	448	30	1993	134	3,705
FSP	297	60	1993	178	4,921
UOP	108	25	1993	27	746
UOP	216	25	1993	54	1,493
TOTALS	2,788			1,967	54,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,967	115.2000	92.16	181,279	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1512 HX Base Yr



43059 RATLIFF RD, CALLAHAN

BLD DATE	10/10/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		88,511
TOTAL MARKET OB/XF VALUE		3,355
TOTAL LAND VALUE - MARKET		210,600
TOTAL MARKET VALUE		302,466
SOH/AGL Deduction		184,298
ASSESSED VALUE		118,168
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,446
TOTAL JUST VALUE		302,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952380	ADDITION	3,264	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0472/0046	10/01/1985	WD	Q	V		25,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W9 UOP=[YR=1993] N4 W27 S4 FOP=[YR=1993] W8 S56 E8 UOP=[YR=1993] S8 E27 N8 FOP=[YR=1993] E9 N15 FSP=[YR=1993] N33 W9 S33 E9 $ W9 S15 $ W27 $ N56 $ E27 $ BAS=[YR=1993] W27 S56 E27 N56 $ S8 E9 N8 $.

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	0680	POLE SHED	0	100	45	30	1,350.00	SF	6.60	6.60	100	1996	1996	3	23	2,049	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	18.00	18.00	100	2005	2005	3	22	760	
3	1242	WD DECK A	0	100	21	13	273.00	SF	10.00	10.00	100	2002	2002	3	20	546	

LAND DESCRIPTION

TOTAL OB/XF 3,355

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	10.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	210,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.80 Total Land Value: 210,600 Market: 0 Agricultural: 0 Common: 210,600 PRINTED 07/30/2025 BY SYS

BLOCK 1 LOT 4
IN OR 472/46 SEC 19-1N-25
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CALLAHAN, FL 32011

2025

24-1N-24-0750-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

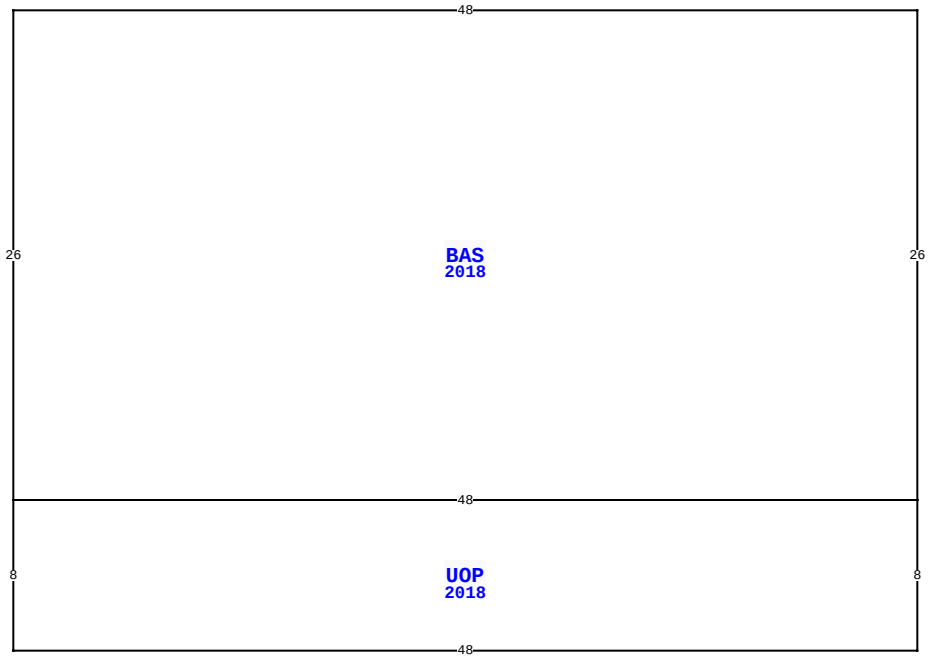
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,248	100	2018	1,248	31,689
UOP	384	25	2018	96	2,438
TOTALS	1,632			1,344	34,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	105.8000	84.64	113,756	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



43059 RATLIFF RD, CALLAHAN

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0472/0046	10/01/1985	WD	Q	V		25,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S26 UOP=[YR=2018] S8 E48 N8 W48$ E48 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 10.80 Total Land Value: 210,600 Market: 0 Agricultural: 0 Common: 210,600 PRINTED 07/30/2025 BY SYS