BLOCK 1 LOT 9 EX S-1
IN OR 2717/1337
HILLS AT THOMAS CREEK PB 5/65

EARNEST DEREK AUSTIN & CHRISTINA L
43027 RATLIFF RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0001-0090

BUILDING CHARACTERISTICS

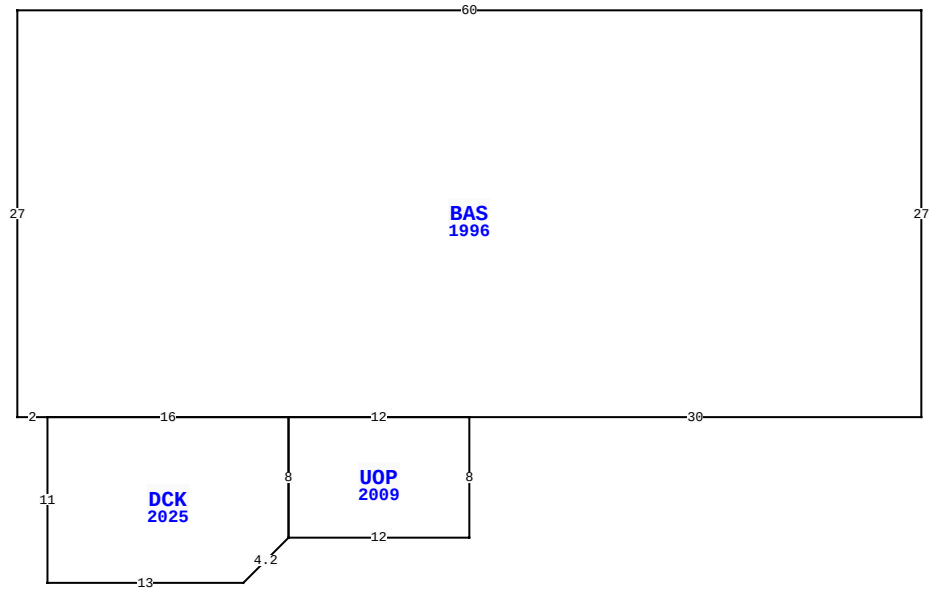
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
Quality	06	Quality Level 06
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	1,620	100	1996	1,620	79,053
DCK	172	15	2025	26	1,269
UOP	96	25	2009	24	1,171
TOTALS	1,888			1,670	81,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,670	191.3600	162.66	271,642	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2025 Heated Area: 1620 HX Base Yr 2025



43027 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		81,493
TOTAL MARKET OB/XF VALUE		6,906
TOTAL LAND VALUE - MARKET		147,810
TOTAL MARKET VALUE		236,209
SOH/AGL Deduction		0
ASSESSED VALUE		236,209
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,487
TOTAL JUST VALUE		236,209
NCON VALUE		39,181
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961181	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/1337	6/07/2024	WD	Q	I	01	305,000
GRANTOR: RIELLI DOMINICK P & J						
GRANTEE: EARNEST DEREK AUSTI						
1941/0137	8/18/2014	WD	Q	I	02	135,000
GRANTOR: SHRINE GAIL DEBRA						
GRANTEE: RIELLI DOMINICK P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,-8] W60 S27 E2 E16 E12 E30 N27 $
DCK=[YR=2025;ORIG=-42,19] W16 S11 E13 U3R3 N8 $
UOP=[YR=2009;ORIG=-42,19] S8 E12 N8 W12 $
.

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	0201	BARN WD 10	0	100	36	24	864.00	SF	17.00	17.00	100	2000	2000	3	27	3,966	
2	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 6,906

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	7.58	AC		1.00	1.00	1.00	19,500.00	19,500.00	147,810							

REVIEW DATE 03/24/2025 BY WWA Total Acres: 7.58 Total Land Value: 147,810 Market: 0 Agricultural: 0 Common: 147,810 PRINTED 07/30/2025 BY SYS