

BLOCK 4 LOT 6
IN OR 1051/1884
R433651 & R433652

CRITTENDEN SUZANNE G
43080 RATLIFF ROAD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04

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	1,766	100	2017	1,766	240,669
FGR	576	55	2017	317	43,200
FOP	375	30	2017	112	15,263
FUS	1,034	100	2017	1,034	140,912
PTO	108	5	2017	5	681
STR	56	10	2017	6	818

TOTALS 3,915 3,240 441,544

EXTRA FEATURES

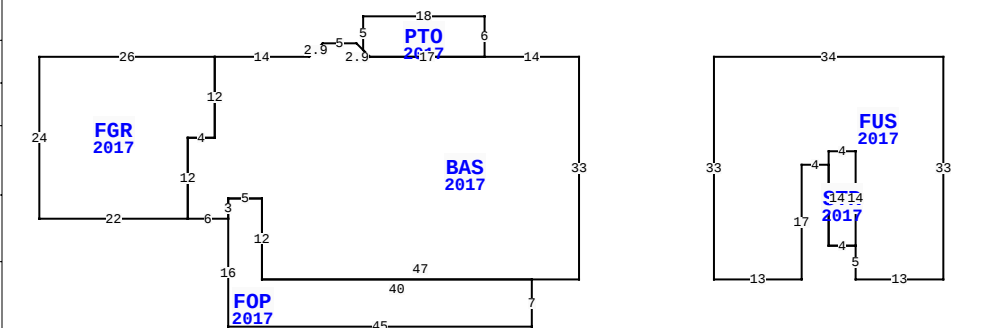
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	21	33	693.00	SF	35.00	35.00	100	1985	1985	3	20	4,851	
2	0811	CONCRETE B	0	100	27	27	729.00	SF	5.20	5.20	100	1985	1985	3	44	1,668	
3	0200	BARN WD 0-	0	100	25	36	900.00	SF	20.00	20.00	100	1991	1991	3	20	3,600	
4	0351	CARPORT MT	0	100	25	27	675.00	SF	10.00	10.00	100	1993	1993	3	20	1,350	
5	0200	BARN WD 0-	0	100	38	24	912.00	SF	20.00	20.00	100	1993	1993	3	20	3,648	
6	0812	CONCRETE C	0	100	0	0	1,336.00	SF	4.00	4.00	100	2017	2017	3	96	5,130	
7	0681	POLE SHED	0	100	30	25	750.00	SF	15.00	15.00	100	2000	2000	3	27	3,038	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11.68	AC		1.00	1.00	1.00	15,500.00	15,500.00	181,040							

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,240	108.9648	143.83	466,009	2017	2017	0	0	0	5.25	94.75	
2 SNGL FAM - 100% - 1997						Heated Area: 2800				HX Base Yr 1997			



43080 RATLIFF RD, CALLAHAN

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/09/2025 MLU

TOTALS 3,915 3,240 441,544

TOTAL OB/XF												23,285												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	11.68	AC		1.00	1.00	1.00	15,500.00	15,500.00	181,040							

REVIEW DATE 01/06/2023 BY KWA

Total Acres: 11.68

Total Land Value: 181,040

Market: 0

Agricultural: 0

Common: 181,040

PRINTED 07/30/2025 BY SYS

VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				441,544			
TOTAL MARKET OB/XF VALUE				23,285			
TOTAL LAND VALUE - MARKET				181,040			
TOTAL MARKET VALUE				645,869			
SOH/AGL Deduction				279,217			
ASSESSED VALUE				366,652			
TOTAL EXEMPTION VALUE				50,722			
BASE TAXABLE VALUE				315,930			
TOTAL JUST VALUE				645,869			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				620,226			

PERMIT NUM DESCRIPTION AMT ISSUED

17008667 CO ISSUED 0 10/02/2017

17001392 DEMOLITION 1,800 02/21/2017

17001393 NEW CONSTR 462,241 02/21/2017

8521 MH MOVE-ON 35,000 04/26/1991

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1051/1884 4/18/2001 QC Q Q I 01 100

GRANTOR: BOONE SUZANNE C & C B

GRANTEE: BOONE SUZANNE C

0985/0380 4/18/2001 FJ U I 11 0

GRANTOR: CLERK OF COURT

GRANTEE: CRITTENDEN SUZANNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N6 W18 S5 D1 R1 E17\$ W17

U2 L2 W5 D2 L2 W14 FGR=[YR=2017] W26 S24 E22 N12 E4 N12\$

S12 W4 S12 E6 FOP=[YR=2017] S16 E45 N7 W40 N12 W5 S3\$ N3 E5

S12 E47 N33\$ PTR=E20 FUS=[YR=2017] E34 S33 W13 N5

STR=[YR=2017] N14 W4 S14 E4\$ W4 N12 W4 S17 W13 N33\$ W20\$.