

KAST MARY E
43204 RATLIFF RD
CALLAHAN, FL 32011

32-2N-25-2920-0002-0054

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

VINYL 100

RooF Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
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

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,620

100

2005

1,620

80,692

TOTALS

1,620

1,620

80,692

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

0940

SHEDS/PORT

0 0

10 12

120.00 SF

18.00

18.00

100

1990

1990

3

20

432

2

0940

SHEDS/PORT

0 0

16 14

224.00 SF

21.30

21.30

100

2005

2005

3

22

1,050

3

1242

WD DECK A

0 0

12 10

120.00 SF

10.00

10.00

100

2005

2005

3

22

264

4

1242

WD DECK A

0 0

20 10

200.00 SF

10.00

10.00

100

2009

2009

3

35

700

5

0810

CONCRETE A

0 0

0 0

576.00 SF

6.50

6.50

100

2013

2013

3

93

3,482

6

0811

CONCRETE B

0 0

0 0

1,262.00 SF

5.20

5.20

100

2013

2013

3

93

6,103

LAND DESCRIPTION

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

1

000100

C

RES

0

0006

OR

0.00

0.00

2.38 AC

1.00

1.00

0.80

35,000.00

28,000.00

66,640

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

2.38

Total Land Value:

66,640

Market:

0

Agricultural:

0

Common:

66,640

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BUILDING CHARACTERISTICS

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

155,589

TOTAL MARKET OB/XF VALUE

12,031

TOTAL LAND VALUE - MARKET

66,640

TOTAL MARKET VALUE

234,260

SOH/AGL Deduction

6,561

ASSESSED VALUE

227,699

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

227,699

TOTAL JUST VALUE

234,260

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

222,430

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MHU5461

CO ISSUED

0

03/11/2013

B1326986

XFOB

2,200

03/01/2013

MHU5461

MH MOVE-ON

0

02/01/2013

B17802

SWIM POOL

2,500

05/01/2006

MH4475

MH MOVE-ON

0

10/01/2004

M8851

H/AC

0

10/01/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2767/1682

2/07/2025

QC

U

I

11

100

GRANTOR:STRATTON HARRY O LIVI

GRANTEE:KAST MARY E

2725/1685

7/18/2024

QC

U

I

11

100

GRANTOR:STRATTON HARRY

GRANTEE:STRATTON HARRY O LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27 \$.

MARKET ADJUSTMENTS

TOTAL OB/XF

TOTALS

1,620

1,620

80,692

45412 PICKETT RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

KAST MARY E
43204 RATLIFF RD
CALLAHAN, FL 32011

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