PT OF SEC 37 & PT OF LOTS 2 &4
IN OR 2153/1840
EX 19-3 & 19-4

BAUGH BARBARA ANN
43761 RATLIFF ROAD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

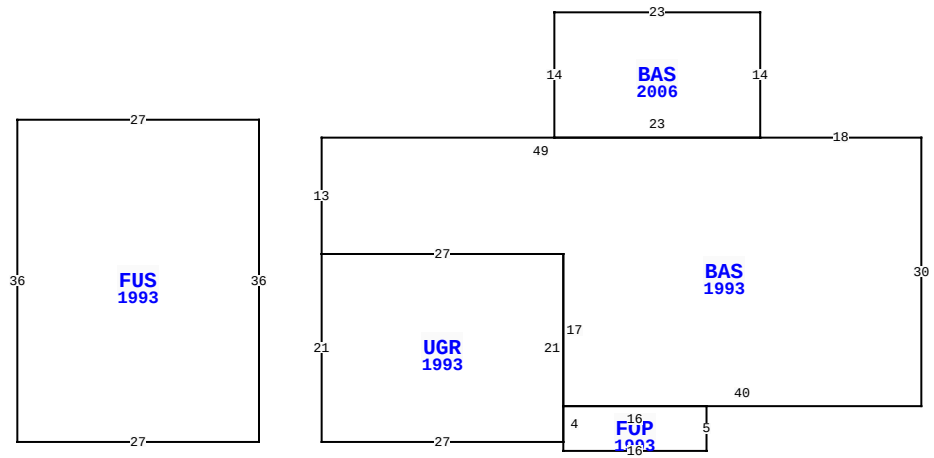
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	14	WD SHINGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1993	1,551	155,040
BAS	322	100	2006	322	32,188
FOP	80	30	1993	24	2,399
FUS	972	100	1993	972	97,162
UGR	567	45	1993	255	25,490
TOTALS	3,492			3,124	312,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,124	129.8166	129.82	405,558	1958	1990	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2845 HX Base Yr 2018



43761 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	312,280
TOTAL MARKET OB/XF VALUE	18,259
TOTAL LAND VALUE - MARKET	48,150
TOTAL MARKET VALUE	378,689
SOH/AGL Deduction	109,885
ASSESSED VALUE	268,804
TOTAL EXEMPTION VALUE	SX HX HB 100,722
BASE TAXABLE VALUE	168,082
TOTAL JUST VALUE	378,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17-01640	REROOF	11,000	02/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2153/1840	10/25/2017	SW	Q	I	01	250,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: BAUGH CHARLES F JR						
2103/0219	1/31/2017	SW	Q	I	03	81,000
GRANTOR: CASTLE 2016 LLC						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	40	2010	1980	3	40	15,300	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
3	0845	KOOL DECK	0	100	0	0	426.00	SF	7.25	7.25	25	1980	1980	3	25	772	
4	0811	CONCRETE B	0	100	0	0	838.00	SF	5.20	5.20	100	1980	1980	3	30	1,307	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 W49 S13 E27 S17 E40 N30 $
FUS=[YR=1993;ORIG=-101,-2] E27 S36 W27 N36 $
UGR=[YR=1993;ORIG=-67,13] S21 E27 N21 W27 $
BAS=[YR=2006;ORIG=-18,0] N14 W23 S14 E23 $
FOP=[YR=1993;ORIG=-40,34] S1 E16 N5 W16 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,259

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	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS