BEING IN SE1/4 OF NE1/4
IN OR 2001/991

SAWYER HEATHER R
43635 RATLIFF RD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

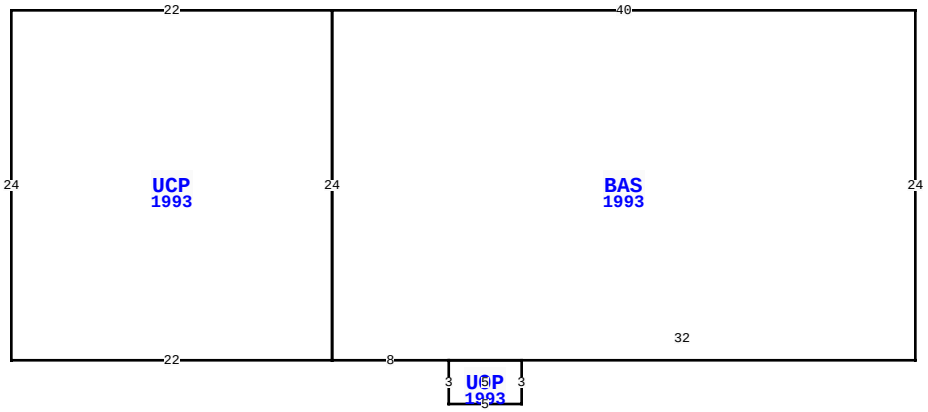
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	95,105
UCP	528	20	1993	106	10,501
UOP	15	20	1993	3	298
TOTALS	1,503			1,069	105,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	111.0000	116.55	124,592	1960	1995	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2016 Heated Area: 960 HX Base Yr 2016



43635 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,903
TOTAL MARKET OB/XF VALUE		2,079
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		157,982
SOH/AGL Deduction		71,654
ASSESSED VALUE		86,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,917
TOTAL JUST VALUE		157,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98	REPAIR/RRF	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0991	8/21/2015	WD	Q	I	01	105,000
GRANTOR: PITTMAN CRAIG A & LIN						
GRANTEE: SAWYER HEATHER R						
1579/0662	7/31/2008	WD	Q	I		110,000
GRANTOR: NOLAN CAROL L & WILLI						
GRANTEE: PITTMAN CRAIG A ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UCP=[YR=1993] W22 S24 E22 N24 $ S24 E8
UOP=[YR=1993] S3 E5 N3 W5 $ E32 N24 $.

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	0510	GARAGE WD-	0	100	16	16	256.00	SF	28.00	28.00	100	2003	2003	3	29	2,079	

LAND DESCRIPTION

TOTAL OB/XF 2,079

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS