IN OR 1100/1958
R/W PT OR 1057/1129
ESMT OR 1123/1405

HONEYCUTT BRADLEY K
43676 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

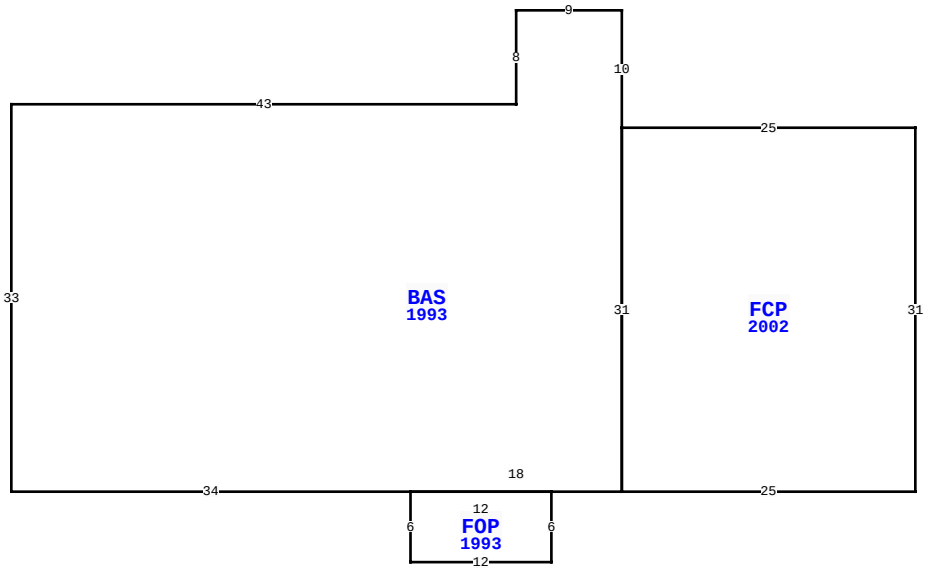
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1993	1,788	195,096
FCP	775	25	2002	194	21,168
FOP	72	30	1993	22	2,400
TOTALS	2,635			2,004	218,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,004	98.4312	136.82	274,187	1993	1998	0	0	0	20.25	79.75

1 SNGL FAM 100% - 2003 Heated Area: 1788 HX Base Yr 2003



43676 RATLIFF RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,386
TOTAL MARKET OB/XF VALUE		5,351
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		316,737
SOH/AGL Deduction		153,748
ASSESSED VALUE		162,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,578
TOTAL JUST VALUE		316,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006559	GARAGE	50,232	07/28/2020
B996156	CARPORT	6,750	01/06/1999
B98	XFOB	2,300	10/01/1998
B951925	XFOB	800	05/01/1995
93293	NEW CONSTR	66,175	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1100/1958	12/16/2002	WD	Q	I		137,000
GRANTOR: TISON TRAVIS CALLAHAN						
GRANTEE: HONEYCUTT BRADLEY K						
0685/1725	8/02/1993	WD	Q	I	01	100
GRANTOR: TISON TRAVIS C						
GRANTEE: TISON TRAVIS & Z D						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2002] W25 BAS=[YR=1993] N10 W9 S8 W43 S33 E34
FOP=[YR=1993] S6 E12 N6 W12 $ E18 N31 $ S31 E25 N31 $.

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	0940	SHEDS/PORT	0	100	7	11	77.00	SF	20.10	20.10	100	1987	1987	3	20	310	
3	0940	SHEDS/PORT	0	100	19	10	190.00	SF	30.00	30.00	100	2003	2003	3	20	1,140	
4	0510	GARAGE WD-	0	100	18	20	360.00	SF	23.45	23.45	100	2005	2005	3	32	2,701	
5	1242	WD DECK A	0	100	0	0	500.00	SF	10.00	10.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,351

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	200.00	300.00	1.38	AC		1.00	1.00	1.00	50,000.00	50,000.00	69,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.38 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 07/09/2026 BY SYS

IN OR 1100/1958
R/W PT OR 1057/1129
ESMT OR 1123/1405

HONEYCUTT BRADLEY K
43676 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0005-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

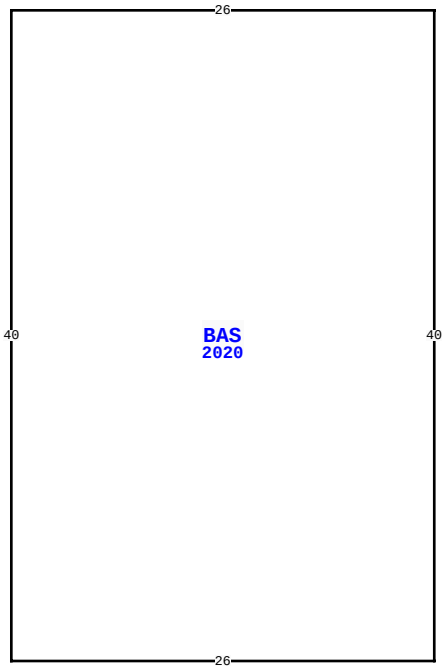
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2020	1,040	23,722
TOTALS	1,040			1,040	23,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	61.5600	24.01	24,970	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2003 Heated Area: 1040 HX Base Yr 2003



43676 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,386
TOTAL MARKET OB/XF VALUE		5,351
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		316,737
SOH/AGL Deduction		153,748
ASSESSED VALUE		162,989
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,578
TOTAL JUST VALUE		316,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1100/1958	12/16/2002	WD	Q	I		137,000
GRANTOR: TISON TRAVIS CALLAHAN						
GRANTEE: HONEYCUTT BRADLEY K						
0685/1725	8/02/1993	WD	Q	I	01	100
GRANTOR: TISON TRAVIS C						
GRANTEE: TISON TRAVIS & Z D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S40 E26 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.38 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 07/09/2026 BY SYS