IN OR 966/1821

TISON LARRY MCGILL
43626 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0005-0080

BUILDING CHARACTERISTICS

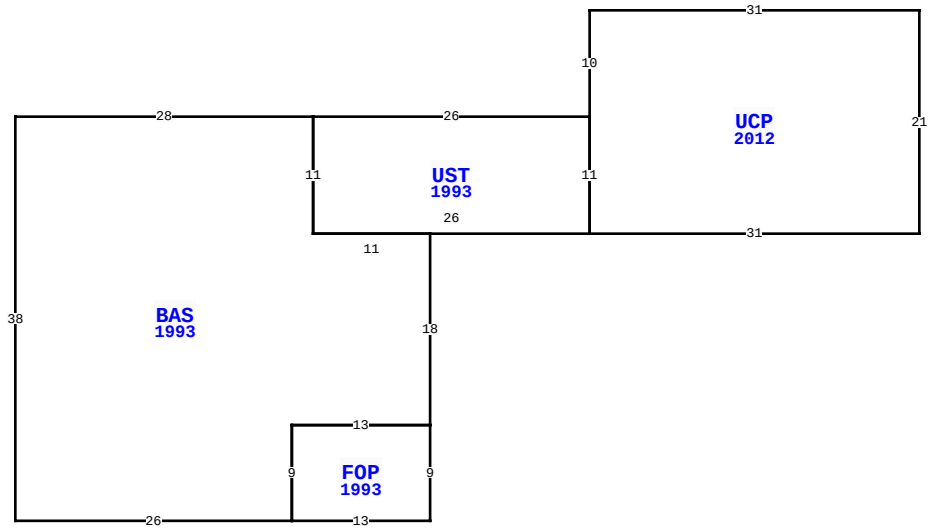
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,244	100	1993	1,244	98,319
FOP	117	30	1993	35	2,766
UCP	651	20	2012	130	10,274
UST	286	45	1993	129	10,196
TOTALS	2,298			1,538	121,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,538	106.3860	111.71	171,810	1948	1970	0	0	0	29.25	70.75

1 SINGLE FAM 100% - 0 Heated Area: 1244 HX Base Yr



43626 RATLIFF RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		121,556
TOTAL MARKET OB/XF VALUE		3,435
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		204,991
SOH/AGL Deduction		107,335
ASSESSED VALUE		97,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,245
TOTAL JUST VALUE		204,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25954	DEMOLITION	2,300	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0966/1821	1/17/2001	QC	Q	V	01	100

GRANTOR: TISON LAWRENCE M

GRANTEE: TISON LARRY MCGILL

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2012] W31 S10 UST=[YR=1993] W26 BAS=[YR=1993] W28 S38 E26 FOP=[YR=1993] E13 N9 W13 S9$ N9 E13 N18 W11 N11$ S11 E26 N11$ S11 E31 N21$.

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	0681	POLE SHED	0	100	35	27	945.00	SF	15.00	15.00	100	1985	1985	3	20	2,835	
2	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1985	1985	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 3,435

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS