PT OF LOT 1
IN OR 2503/1212
HILLTOP MANOR PB 5/211

BACON NORMAN & TERESA
43488 RATLIFF RD
CALLAHAN, FL 32011

2026

16-1N-25-0750-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

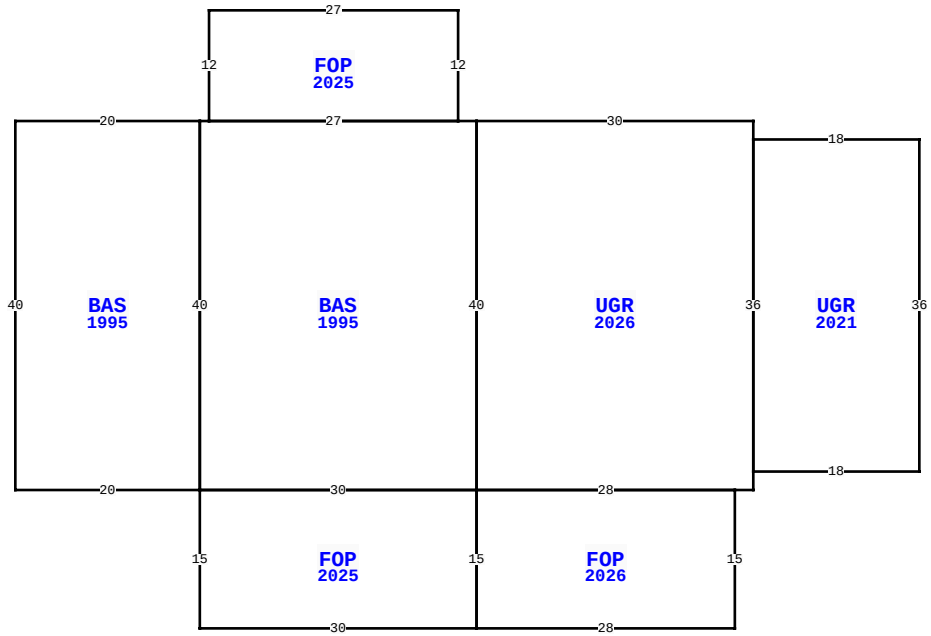
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1995	800	95,099
BAS	1,200	100	1995	1,200	142,648
FOP	324	30	2025	97	11,531
FOP	450	30	2025	135	16,048
FOP	420	30	2026	126	14,978
UGR	648	45	2021	292	34,711
UGR	1,200	45	2026	540	64,192
TOTALS	5,042			3,190	379,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,190	90.0220	125.13	399,165	1995	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2026 Heated Area: 2000 HX Base Yr 2026



43488 RATLIFF RD, CALLAHAN

BLD DATE	09/04/2014 KK	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		379,207
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		407,207
SOH/AGL Deduction		207,879
ASSESSED VALUE		199,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,917
TOTAL JUST VALUE		407,207
NCON VALUE		85,848
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012923	CARPORT	13,092	11/24/2025
CO250004394	PRIVATE PROVIDER	517,324	04/25/2025
B240008397		517,324	07/17/2024
21010178	CARPORT	17,435	08/03/2021
P014663	NEW CONSTR	1,500	04/01/2001
E951973	NEW CONSTR	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2503/1212	10/08/2021	QC	U	V	11	100
GRANTOR: BACON NORMAN						
GRANTEE: BACON NORMAN H & TE						
2271/1015	4/20/2019	WD	U	I	11	100
GRANTOR: RATLIFF COMMUNITY VOL						
GRANTEE: BACON NORMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-48,0] W2 W27 W1 S40 E30 N40 $
UGR=[YR=2026;ORIG=-48,40] E28 E2 N2 N36 N2 W30 S40 $
BAS=[YR=1995;ORIG=-78,0] W20 S40 E20 N40 $
UGR=[YR=2021;ORIG=0,2] W18 S36 E18 N36 $
FOP=[YR=2025;ORIG=-78,40] E30 S15 W30 N15 $
FOP=[YR=2025;ORIG=-77,0] E27 N12 W27 S12 $
FOP=[YR=2026;ORIG=-48,40] E28 S15 W28 N15 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	0.56	AC		1.00	1.00	1.00	50,000.00	50,000.00	28,000							

REVIEW DATE 12/18/2025 BY TWX Total Acres: 0.56 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS