

ALL OF LOT 22
IN OR 428/146 & OR 483/146
RATLIFF ACRES UNR

BURNS KATHY D
43508 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-2900-0022-0000



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 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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	8005.00		

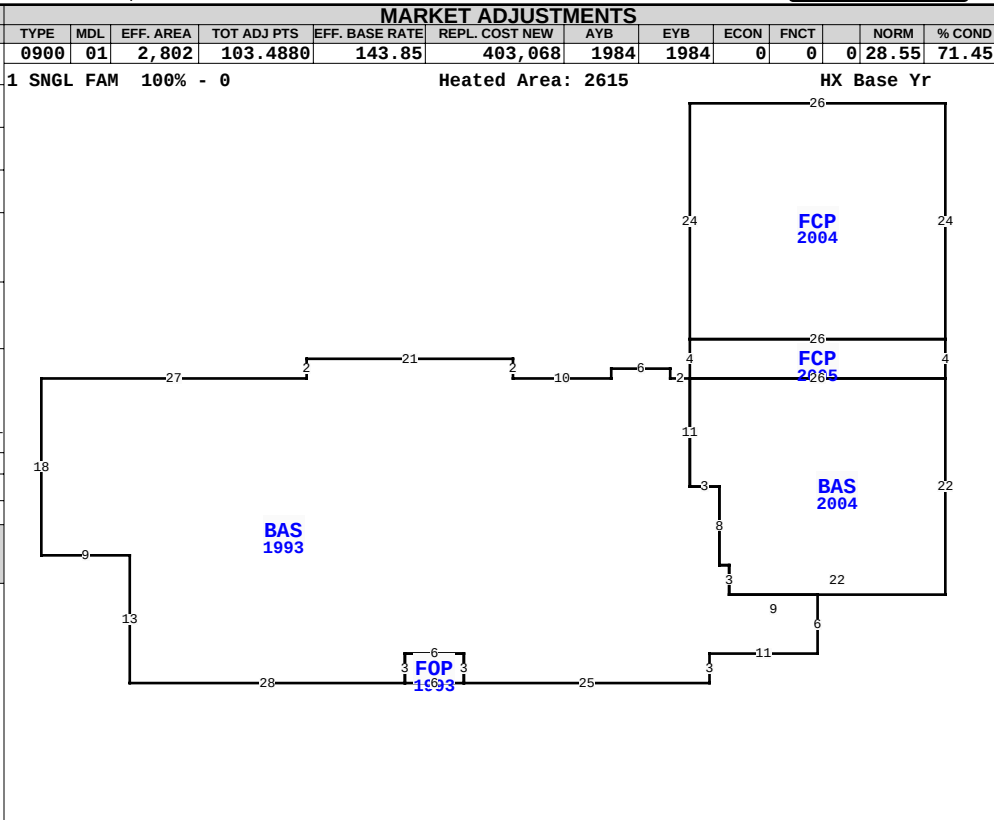
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	1993	2,079	213,681
BAS	536	100	2004	536	55,091
FCP	624	25	2004	156	16,034
FCP	104	25	2005	26	2,672
FOP	18	30	1993	5	514

TOTALS	3,361			2,802	287,992
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
3	0940	SHEDS/PORT	0	100	12	19	228.00	SF	30.00
5	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00
6	0510	GARAGE WD-	0	100	47	20	940.00	SF	35.00
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.50
2	000100	C	RES	100		OR			4.10
3	009605	C	WETLANDS	100		OR			2.15

REVIEW DATE 01/01/2023 BY CD



43508 RATLIFF RD, CALLAHAN	BLD DATE 03/03/2023	NW	LGL DATE	05/07/2026	MLU
	XF DATE		LAND DATE	01/31/2024	DC
	INC DATE		AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1985	1985	3	20	960	
3	0940	SHEDS/PORT	0	100	12	19	228.00	SF	30.00	30.00	100	1984	1984	3	20	1,368	
5	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
6	0510	GARAGE WD-	0	100	47	20	940.00	SF	35.00	35.00	100	1983	1983	3	20	6,580	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.50
2	000100	C	RES	100		OR			4.10
3	009605	C	WETLANDS	100		OR			2.15

Total Acres: 9.75 Total Land Value: 192,150 Market: 0 Agricultural: 0 Common: 192,150

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,992
TOTAL MARKET OB/XF VALUE		56,221
TOTAL LAND VALUE - MARKET		192,150
TOTAL MARKET VALUE		536,363
SOH/AGL Deduction		300,373
ASSESSED VALUE		235,990
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		179,579
TOTAL JUST VALUE		536,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25038	REMODEL	4,057	08/01/2011
B12361	ADDITION	30,000	03/04/2004
R5132	REPAIR/RRF	2,400	06/01/2003
4819	SWIM POOL	12,050	04/14/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0375/0739	12/01/1982	WD	Q	V		25,000			
GRANTOR:									
GRANTEE:									
0335/0329	4/01/1981	WD	Q	I		105,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS

FCP=[YR=2004] W26 S24 FCP=[YR=2005] S4 BAS=[YR=1993] W2 N1 W6
S1 W10 N2 W21 S2 W27 S18 E9 S13 E28 FOP=[YR=1993] E6 N3 W6
S3\$ N3 E6 S3 E25 N3 E11 N6 W9 N3 W1 N8 W3 N11\$ BAS=[YR=2004]
S11 E3 S8 E1 S3 E22 N22 W26\$ E26 N4 W26\$ E26 N24\$.

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