PT LOT 28 IN OR 2828/1842
(EX PT IN OR 2626/1265)
RATLIFF ACRES UNR

RAN RARN
43416 RATLIFF RD
CALLAHAN, FL 32011

2026

16-1N-25-2900-0028-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

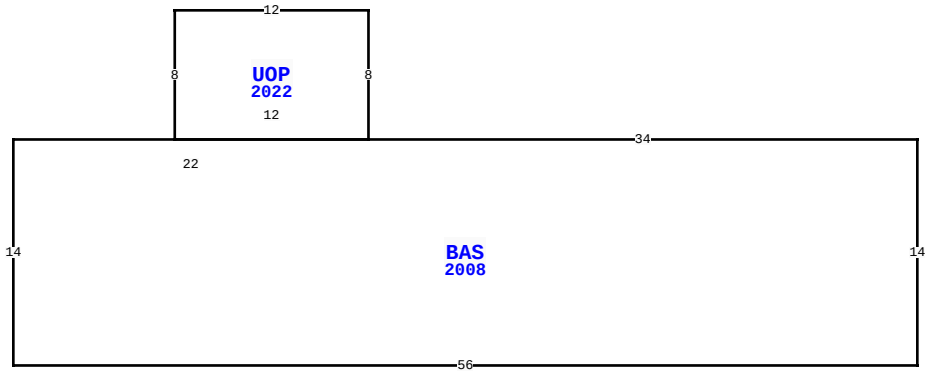
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2008	784	14,274
UOP	96	25	2022	24	437
TOTALS	880			808	14,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	808	71.4000	60.69	49,038	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 784 HX Base Yr



43410 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	14,711
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	79,500
TOTAL MARKET VALUE	94,211
SOH/AGL Deduction	0
ASSESSED VALUE	94,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,211
TOTAL JUST VALUE	94,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/1842	11/13/2025	QC	U	I	11	100
GRANTOR: LE HONG						
GRANTEE: RAN RARN						
2386/1642	8/20/2020	WD	Q	I	01	78,000
GRANTOR: BUSTION GERALD W & CY						
GRANTEE: LE HONG & SOKPHA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W34 UOP=[YR=2022] N8 W12 S8 E12$ W22 S14 E56 N14$.

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
1	000100	C	RES	0		OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	50,000.00	50,000.00	79,500							

REVIEW DATE 04/03/2023 BY KW Total Acres: 1.59 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 07/09/2026 BY SYS