

PT OF LOT 31 (S-2)
IN OR 1422/645 (SEC 20-1N-25)
RATLIFF ACRES UNR

CARTER FLETCHER W & PAMELA A
43384 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-2900-0031-0020



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 90
Interior Floo	08	SHT VINYL 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	01	Quality Level 01
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	1,943	100	1993	1,943	166,842
FGR	696	55	1993	383	32,887
FOP	20	30	2012	6	515
FSP	190	40	2012	76	6,526
TOTALS	2,849			2,408	206,770

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	
2	0680	POLE SHED	0	100	16	20	320.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
5	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	2.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,408	95.2560	132.41	318,843	1972	1972	0	0	0 35.15	64.85
1 SNGL FAM 100% - 2007 Heated Area: 1943 HX Base Yr 2007											
43384 RATLIFF RD, CALLAHAN											
BLD DATE: 05/07/2026 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			206,770
TOTAL MARKET OB/XF VALUE			4,698
TOTAL LAND VALUE - MARKET			88,000
TOTAL MARKET VALUE			299,468
SOH/AGL Deduction			160,633
ASSESSED VALUE			138,835
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			87,424
TOTAL JUST VALUE			299,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1422/0645	6/22/2006	WD	Q	I		185,000	
GRANTOR: BLACKSHEAR PEGGY REVO							
GRANTEE: CARTER FLETCHER W &							
0747/0894	12/29/1995	WD	Q	I	01	100	
GRANTOR: BLACKSHEAR PEGGY J							
GRANTEE: BLACKSHEAR PEGGY J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W68 FOP=[YR=2012] N4 W5 S4 E5\$ W13 S13 FGR=[YR=1993] S24 E29 FSP=[YR=2012] E24 N6 W1 N2 W23 S8\$ N24 W29\$ E29 S16 E23 S2 E29 N31\$.											