LOT 40 IN OR 2179/921
RATLIFF ACRES UNR

MOONEYHAN W JEFFREY
43270 RATLIFF ROAD
CALLAHAN, FL 32011

2026

16-1N-25-2900-0040-0000

BUILDING CHARACTERISTICS

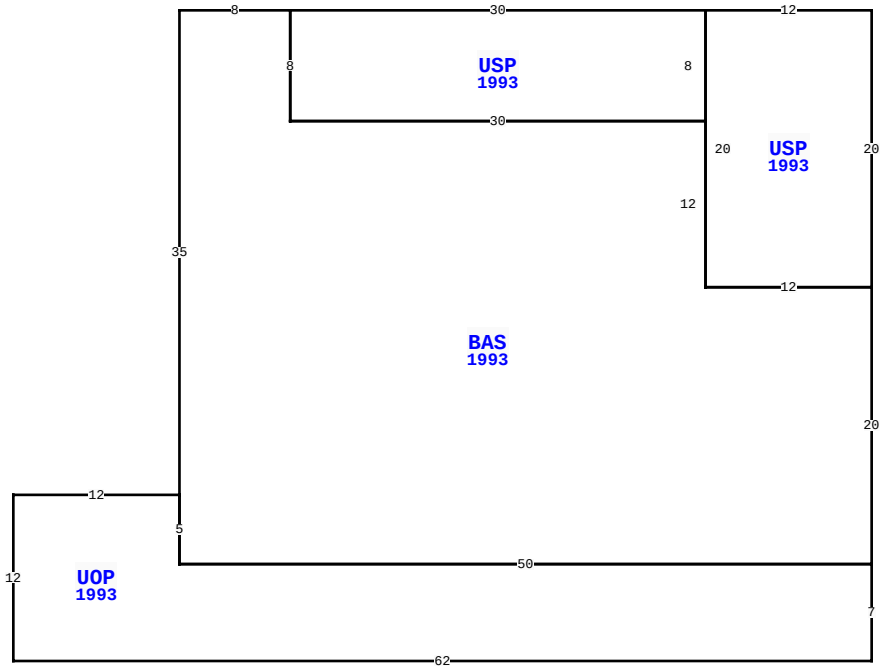
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,520	100	1993	1,520	137,314
UOP	494	20	1993	99	8,944
USP	240	30	1993	72	6,504
USP	240	30	1993	72	6,504
TOTALS	2,494			1,763	159,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,763	98.1000	136.36	240,403	1980	1980	0	0	0	33.75	66.25

1 SNGL FAM 0% - 2021 Heated Area: 1520 HX Base Yr 2021



43270 RATLIFF RD, CALLAHAN

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

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
2	0300	BOAT DCK W	0	100	0	0	268.00	SF	40.00	40.00	100	2015	2015	3	71	7,611	
3	0820	WOOD WALK	0	100	22	4	88.00	SF	11.75	11.75	100	2015	2015	3	40	414	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	1986	1986	3	20	48	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	1986	1986	3	20	1,536	
6	0350	CARPORT WD	0	100	11	16	176.00	SF	13.00	13.00	100	1986	1986	3	20	458	
7	0350	CARPORT WD	0	100	14	27	378.00	SF	13.00	13.00	100	1988	1988	3	20	983	
9	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1990	1990	3	20	96	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
15	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2019	2019	3	78	1,123	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		385,245
TOTAL MARKET OB/XF VALUE		13,739
TOTAL LAND VALUE - MARKET		178,000
TOTAL MARKET VALUE		576,984
SOH/AGL Deduction		151,250
ASSESSED VALUE		425,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,323
TOTAL JUST VALUE		576,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428242	ADDITION	117,271	01/01/2014
8032	MH MOVE-ON	3,000	01/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2179/0921	2/09/2018	LE	U	I	11	100
GRANTOR: MOONEYHAN WALTER S &						
GRANTEE: MOONEYHAN WALTER S						
0235/0247	3/12/1977	WD	U	I		25,000
GRANTOR: PHILLIPS BETTY PERRY						
GRANTEE: MOONEYHAN WALTER S						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W12 USP=[YR=1993] W30 BAS=[YR=1993] W8 S35
UOP=[YR=1993] W12 S12 E62 N7 W50 N5 $ S5 E50 N20 W12 N12 W30
N8 $ S8 E30 N8 $ S20 E12 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 13,739

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	8.90	AC		1.00	1.00	1.00	20,000.00	20,000.00	178,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.90 Total Land Value: 178,000 Market: 0 Agricultural: 0 Common: 178,000 PRINTED 07/09/2026 BY SYS

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RATLIFF ACRES UNR

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	12	CEDAR 100
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Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

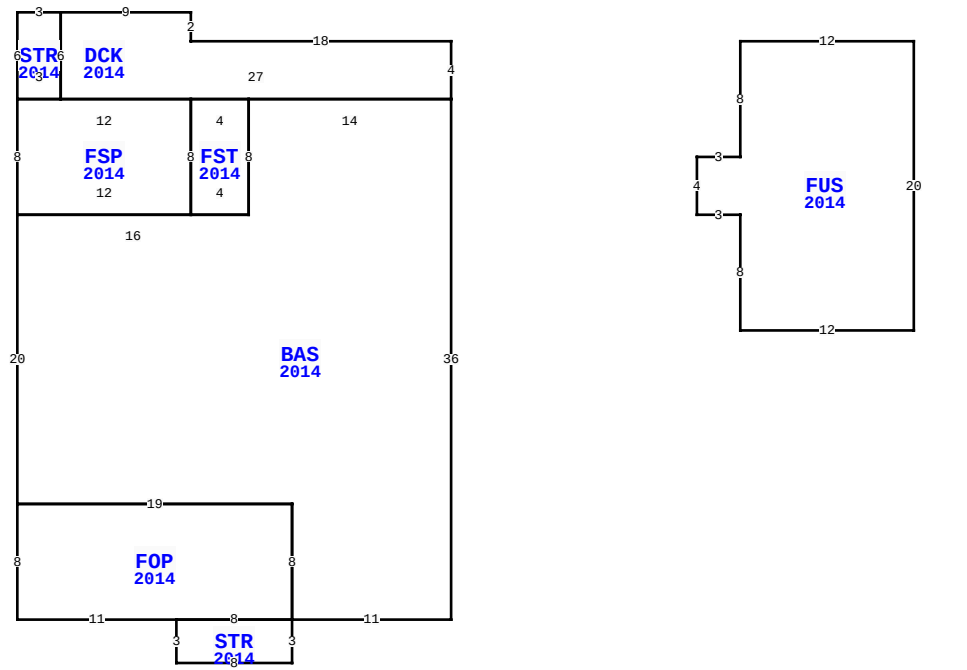
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2014	800	154,383
DCK	126	10	2014	13	2,509
FOP	152	30	2014	46	8,877
FSP	96	40	2014	38	7,333
FST	32	55	2014	18	3,474
FUS	252	100	2014	252	48,631
STR	18	10	2014	2	386
STR	24	10	2014	2	386
TOTALS	1,500			1,171	225,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,171	146.9160	204.21	239,130	2014	2014	0	0	0	5.50	94.50

2 SNGL FAM 100% - 2021 Heated Area: 1052 HX Base Yr 2021



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0235/0247	3/12/1977	WD	U	I		25,000
GRANTOR: PHILLIPS BETTY PERRY						
GRANTEE: MOONEYHAN WALTER S						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2014] W18 N2 W9 STR=[YR=2014] W3 S6 FSP=[YR=2014] S8 BAS=[YR=2014] S20 FOP=[YR=2014] S8 E11 STR=[YR=2014] S3 E8 N3 W8$ E8 N8 W19$ E19 S8 E11 N36 W14 FST=[YR=2014] W4 S8 E4 N8$ S8 W16$ E12 N8 W12$ E3 N6$ S6 E27 N4$ PTR=E20 FUS=[YR=2014] E12 S20 W12 N8 W3 N4 E3 N8$ W20$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.90 Total Land Value: 178,000 Market: 0 Agricultural: 0 Common: 178,000 PRINTED 07/09/2026 BY SYS