



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 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	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	137,043
FCP	247	25	1993	62	5,635
FCP	406	25	2014	102	9,269
FOP	200	30	1993	60	5,453
FST	70	55	1993	38	3,453
FST	130	55	2014	72	6,543

TOTALS	2,561			1,842	167,396
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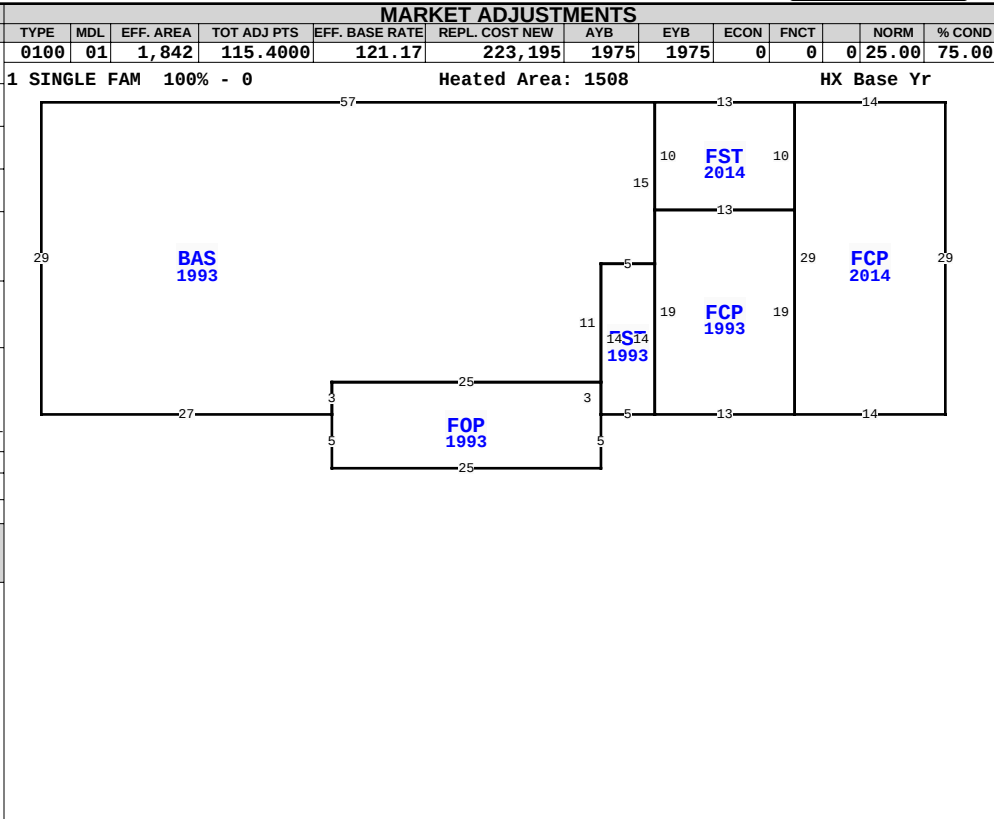
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
6	0350	CARPORT WD	0	100	27	26	702.00	SF	13.00	13.00	100	1990	1990	3	20	1,825	

LAND DESCRIPTION			TOTAL OB/XF 14,945														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	395.00	395.00	7,110
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	530.00	530.00	4,770
5	005900	A	TIMBER WETLA	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	50.00	50.00	800
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	500.00	500.00	8,000

REVIEW DATE	06/16/2026	BY	TW	Total Acres:	45.00	Total Land Value:	34,680	Market:	305,000	Agricultural:	12,680	Common:	22,000	PRINTED 07/09/2026 BY	SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	02/10/2025

43149 RATLIFF RD, CALLAHAN	MLU	KBA
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
VALUATION SUMMARY										STANDARD	

VALUATION BY											STANDARD
Tax Group: 6											
BUILDING MARKET VALUE											167,396
TOTAL MARKET OB/XF VALUE											14,945
TOTAL LAND VALUE - MARKET											327,000
TOTAL MARKET VALUE											217,021
SOH/AGL Deduction											67,638
ASSESSED VALUE											149,383
TOTAL EXEMPTION VALUE											51,411
BASE TAXABLE VALUE											97,972
TOTAL JUST VALUE											509,341
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											504,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0260005049			05/11/2026
MH260001410	24*44 2/2 2026 CH	0	02/10/2026
18003831	DEMOLITION	1,000	05/01/2018
B1428178	ADDITION	21,656	01/01/2014
R1413787	REPAIR/RRF	19,300	01/01/2013
M951234	H/AC	0	07/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/935	5/06/2024	LE U	I	I	11	100	

GRANTOR: CICERO PAUL W & JO AN							
GRANTEE: CICERO CHRISTOPHER							
0091/0323	1/01/1969	TA U	I			13,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
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FCP=[YR=2014] W14 FST=[YR=2014] W13 BAS=[YR=1993] W57 S29 E27
FOP=[YR=1993] S5 E25 N5 FST=[YR=1993] E5 FCP=[YR=1993] E13
N19 W13 S19\$ N14 W5 S14\$ N3 W25 S3\$ N3 E25 N11 E5 N15\$ S10
E13 N10\$ S29 E14 N29\$.

[illegible]