

PT OF LOTS 1 THRU 12 & PT OF
SW1/4 OF NW1/4 PAR 26-4 IN
OR 687/945 & 951 (EX PAR 26-5)

RATLEY TERRI LYNNE L/E/
450516 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2026

19-2N-25-0000-0026-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2016	960	74,780

TOTALS	960			960	74,780
--------	-----	--	--	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

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	9.07

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	960	115.4000	103.86	99,706	2016	2016	0	0	25.00	75.00		
1 M/H 94+ 100% - 2017 Heated Area: 960 HX Base Yr 2017													
BAS 2016													

450516 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
-----------	---------	-------------	---	--------	-----------------	-------

TOTAL OB/XF													

Total Acres: 9.07 Total Land Value: 181,400 Market: 0 Agricultural: 0 Common: 181,400

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,780
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		181,400
TOTAL MARKET VALUE		256,180
SOH/AGL Deduction		139,153
ASSESSED VALUE		117,027
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		60,616
TOTAL JUST VALUE		256,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5658	MH MOVE-ON	0	06/01/2015
B1429639	NEW CONSTR	5,630	12/01/2014

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2850/1626	2/25/2026	LE	U	I	11	100

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2850/1626	2/25/2026	LE	U	I	11	100	
GRANTOR:RATLEY TERRI LYNNE							
GRANTEE:ESPINOSA MICHELLE							
0687/0951	8/31/1993	QC	Q	I	06	17,000	
GRANTOR:PERRY WALLACE &DORIS							
GRANTEE:RATLEY SAMMY & TERR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2016] W60 S16 E60 N16 \$.									