

PT SE1/4 OF NE1/4 OF SEC 19 &
PT SW1/4 OF NW1/4 OF SEC 20
IN OR 950/1758

HIGGINBOTHAM DAVID E & BRENDA
43191 RATLIFF ROAD
CALLAHAN, FL 32011

2026

20-1N-25-0000-0004-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

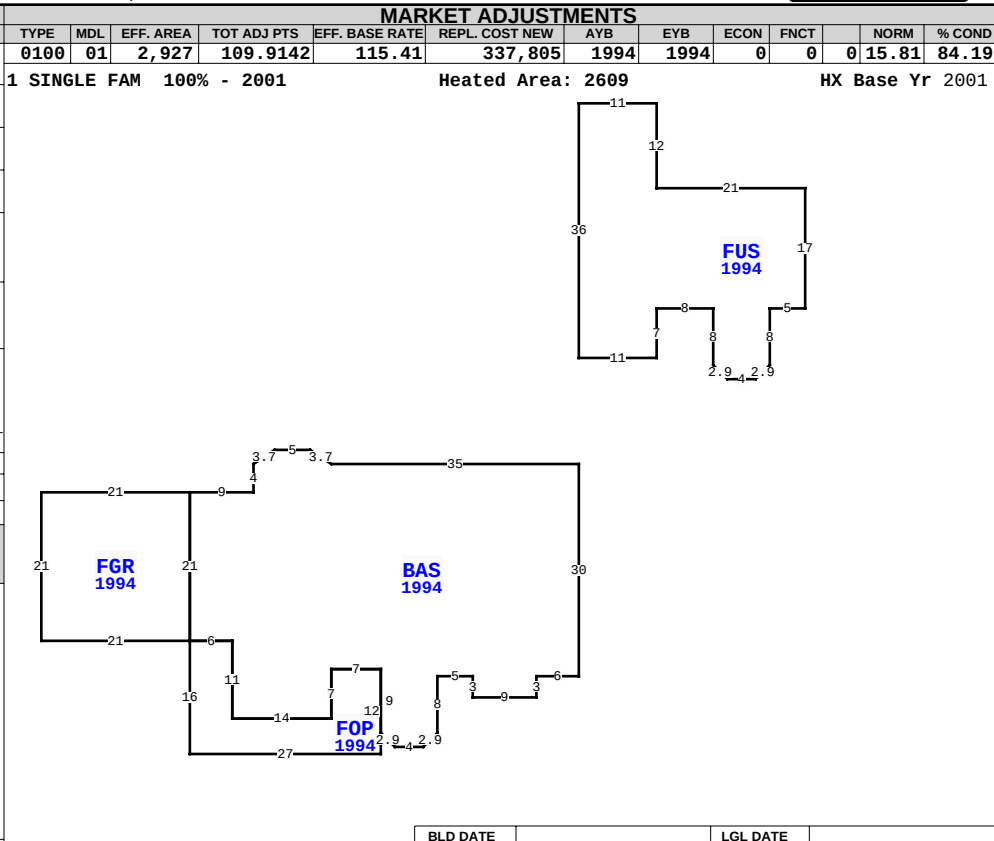
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1994	1,780	172,952
FGR	441	55	1994	243	23,611
FOP	250	30	1994	75	7,287
FUS	829	100	1994	829	80,549

TOTALS 3,300 2,927 284,398

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	0681	POLE SHED	0 100	26	16	416.00	SF	15.00	15.00
7	0681	POLE SHED	0 100	27	15	405.00	SF	15.00	15.00
9	0510	GARAGE WD-	0 100	0	0	720.00	SF	35.00	35.00
10	0351	CARPORT MT	0 100	0	0	600.00	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
1	000100	C	RES	100	0006	OR	0.00	0.00	4.37
2	000134	C	RES POND	100	0006	OR	0.00	0.00	2.00

REVIEW DATE 01/01/2023 BY CD



43191 RATLIFF RD, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
29,199									

Total Acres: 6.37 Total Land Value: 114,250 Market: 0 Agricultural: 0 Common: 114,250

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					284,398				
TOTAL MARKET OB/XF VALUE					29,199				
TOTAL LAND VALUE - MARKET					114,250				
TOTAL MARKET VALUE					427,847				
SOH/AGL Deduction					198,556				
ASSESSED VALUE					229,291				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					177,880				
TOTAL JUST VALUE					427,847				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					480,398				

AMOUNT AND DUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
109,250							
5,000							

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