

IN OR 2665/108
EX RW IN OR 82/578

CROSBY JOHN B JR L/E/
43239 RATLIFF ROAD
CALLAHAN, FL 32011

2026

20-1N-25-0000-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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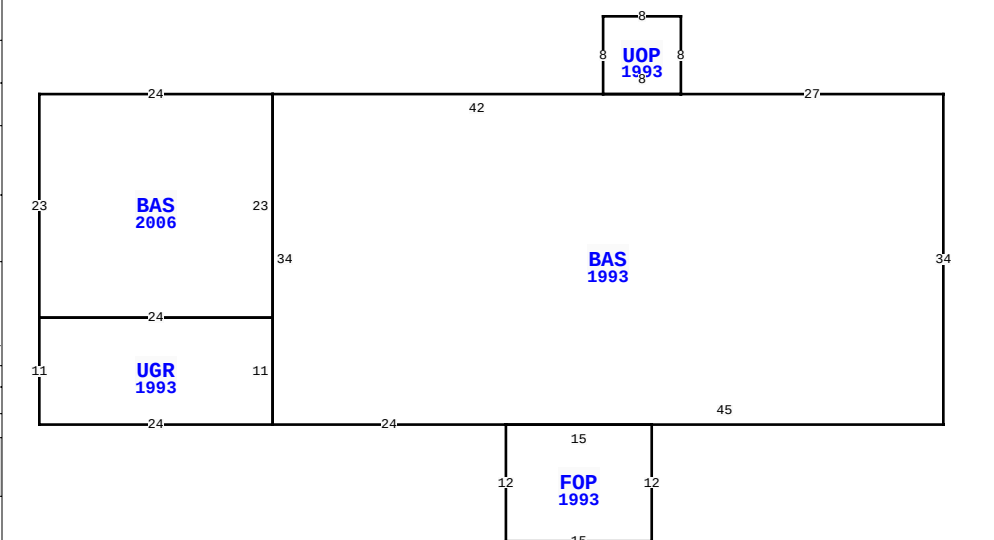
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	1993	2,346	184,415
BAS	552	100	2006	552	43,391
FOP	180	30	1993	54	4,245
UGR	264	45	1993	119	9,354
UOP	64	20	1993	13	1,022

TOTALS	3,406			3,084	242,428
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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	30	40	1,200.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	8	20	160.00	SF	15.00	15.00	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	2.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,084	96.6000	101.43	312,810	1940	1980	0	0	22.50	77.50
1 SINGLE FAM			100% - 2008	Heated Area: 2898			HX Base Yr 2008				



43239 RATLIFF RD, CALLAHAN	BLD DATE 11/17/2006	KW	LGL DATE	05/07/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		298,190	
TOTAL MARKET OB/XF VALUE		13,675	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		411,865	
SOH/AGL Deduction		182,055	
ASSESSED VALUE		229,810	
TOTAL EXEMPTION VALUE		HX HB WR DX 61,411	
BASE TAXABLE VALUE		168,399	
TOTAL JUST VALUE		411,865	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5067	CO ISSUED	0	03/01/2008
MH5067	MH MOVE-ON	0	03/01/2008
M13671	OTHER	0	03/01/2008
P13096	OTHER	0	03/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2665/108	9/05/2023	QC	U	I	11
GRANTOR: CROSBY JOHN BRIGGS JR					100
GRANTEE: CROSBY JOHN BRIGGS					
1503/0392	6/04/2007	WD	Q	I	05
GRANTOR: DEUTSCHE BANK NATIONA					169,400
GRANTEE: CROSBY JOHN B JR &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 UOP=[YR=1993] N8 W8 S8 E8 \$ W42											
BAS=[YR=2006] W24 S23 UGR=[YR=1993] S11 E24 N11 W24\$ E24 N23											
\$ S34 E24 FOP=[YR=1993] S12 E15 N12 W15 \$ E45 N34 \$.											

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