

**BOWEN MARION A & GEORGENE C/MONETT RICHARD ALLEN**  
**43067 RATLIFF RD**  
**CALLAHAN, FL 32011**

# 2026

**24-1N-24-0750-0001-0032**



| BUILDING CHARACTERISTICS |                  |                 |                      |                  |                      |          |       |                                              |                          | MARKET ADJUSTMENTS         |             |                |                |         |            |                 |                 |                             |        | NASSAU COUNTY PROPERTY |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|--------------------------|------------------|-----------------|----------------------|------------------|----------------------|----------|-------|----------------------------------------------|--------------------------|----------------------------|-------------|----------------|----------------|---------|------------|-----------------|-----------------|-----------------------------|--------|------------------------|---------------------------|-----|----|-----------|---------------------------|------------|--|-----------------|--|--|---------|--|--------|--|--|--|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION    |                      |                  |                      |          |       | TYPE                                         | MDL                      | EFF. AREA                  | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB     | EYB        | ECON            | FNCT            | NORM                        | % COND | VALUATION SUMMARY      |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| Exterior Wall            | 30               | VINYL 80        |                      |                  |                      |          |       | 0800                                         | 02                       | 1,188                      | 127.8200    | 115.04         | 136,668        | 2011    | 2011       | 0               | 0               | 0                           | 36.00  | 64.00                  | VALUATION BY STANDARD     |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 20   |                      |                  |                      |          |       | 1 M/H 94+ 100% - 2019                        |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | Heated Area: 1188         |     |    |           |                           |            |  | HX Base Yr 2019 |  |  |         |  |        |  |  |  |  |  |  |  |
| RooF Structur            | 03               | GABLE/HIP 100   |                      |                  |                      |          |       | <div>27<div>-44-27</div>44BAS<br/>2011</div> |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | BUILDING MARKET VALUE     |     |    |           |                           |            |  |                 |  |  | 87,468  |  |        |  |  |  |  |  |  |  |
| RooF Cover               | 03               | COMP SHNGL 100  |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | TOTAL MARKET OB/XF VALUE  |     |    |           |                           |            |  |                 |  |  | 0       |  |        |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100     |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | TOTAL LAND VALUE - MARKET |     |    |           |                           |            |  |                 |  |  | 77,180  |  |        |  |  |  |  |  |  |  |
| Interior Floo            | 14               | CARPET 70       |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | TOTAL MARKET VALUE        |     |    |           |                           |            |  |                 |  |  | 164,648 |  |        |  |  |  |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 30    |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | SOH/AGL Deduction         |     |    |           |                           |            |  |                 |  |  | 102,474 |  |        |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100     |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | ASSESSED VALUE            |     |    |           |                           |            |  |                 |  |  | 62,174  |  |        |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100  |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | TOTAL EXEMPTION VALUE     |     |    |           |                           |            |  |                 |  |  | HX HB   |  | 37,174 |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100           |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | BASE TAXABLE VALUE        |     |    |           |                           |            |  |                 |  |  | 25,000  |  |        |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100           |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | TOTAL JUST VALUE          |     |    |           |                           |            |  |                 |  |  | 164,648 |  |        |  |  |  |  |  |  |  |
| Frame                    | 02               | WOOD FRAME 100  |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        | NCON VALUE                |     |    |           |                           |            |  |                 |  |  | 0       |  |        |  |  |  |  |  |  |  |
| Stories                  | 0                | 0 100           |                      |                  |                      |          |       | INCOME VALUE                                 |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| Units                    | 0                | 0 100           |                      |                  |                      |          |       | PREVIOUS YEAR MKT VALUE                      |                          |                            |             |                |                |         |            |                 |                 | 133,039                     |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| Quality                  |                  | 04              |                      | Quality Level 04 |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| DOR CODE                 |                  | 0200MOBILE HOME |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| 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                      | 1,188            | 100             | 2011                 | 1,188            | 87,468               |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| TOTALS                   |                  | 1,188           |                      |                  |                      | 1,188    |       | 87,468                                       |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                 |                      |                  |                      |          |       |                                              |                          | 43067 RATLIFF RD, CALLAHAN |             |                |                |         |            |                 |                 |                             |        | BLD DATE               |                           |     |    | LGL DATE  |                           | 05/09/2025 |  | MLU             |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        | XF DATE                |                           |     |    | LAND DATE |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        | INC DATE               |                           |     |    | AG DATE   |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| 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    |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| 1                        | 000100           | C               | RES                  | 100              | 0005                 | OR       | 0.00  | 0.00                                         | 2.27                     | AC                         |             | 1.00           | 1.00           | 1.00    | 34,000.00  | 34,000.00       | 77,180          |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
|                          |                  |                 |                      |                  |                      |          |       |                                              |                          |                            |             |                |                |         |            |                 |                 |                             |        |                        |                           |     |    |           |                           |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |
| REVIEW DATE              | 01/01/2023       |                 | BY                   | CD               | Total Acres: 2.27    |          |       |                                              | Total Land Value: 77,180 |                            |             |                | Market: 0      |         |            |                 | Agricultural: 0 |                             |        |                        | Common: 77,180            |     |    |           | PRINTED 07/09/2026 BY SYS |            |  |                 |  |  |         |  |        |  |  |  |  |  |  |  |