

BLOCK 1 LOT 5 (EX S-1 & S-2)
IN OR 2098/248 SEC 19-1N-25
EX ESMT PT OR 898/1480

WIKSTROM DAVID ROGER
43043 RATLIFF ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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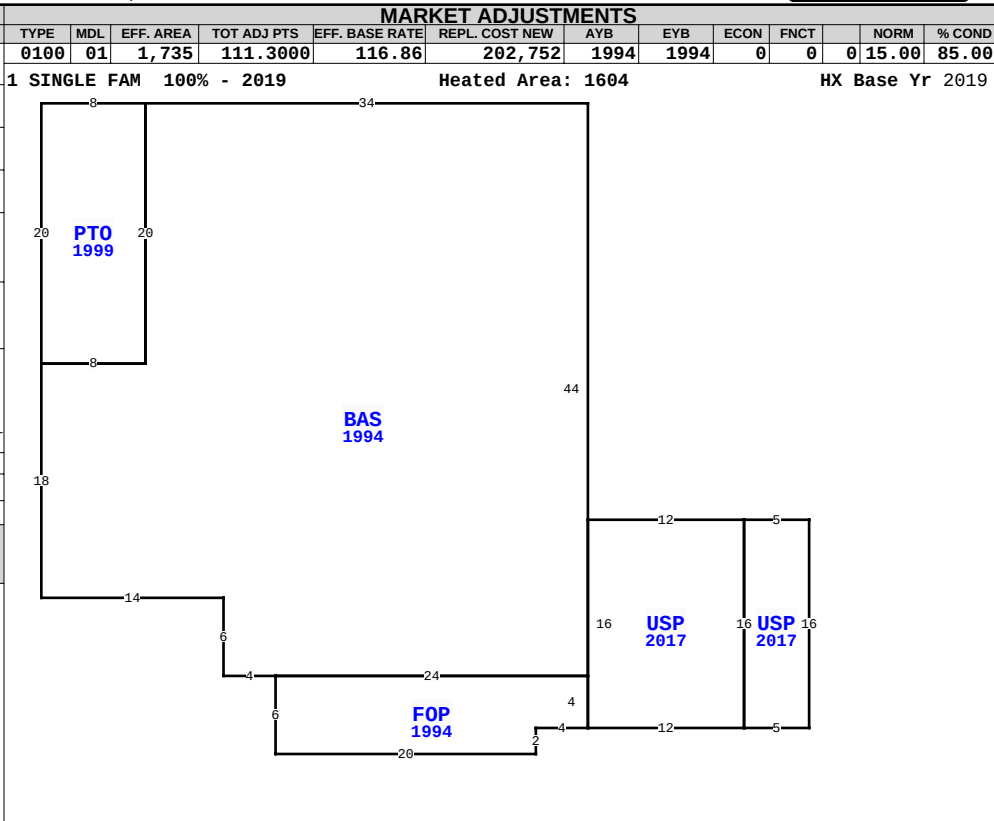
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1994	1,604	159,327
FOP	136	30	1994	41	4,072
PTO	160	5	1999	8	795
USP	80	30	2017	24	2,384
USP	192	30	2017	58	5,761

TOTALS	2,172			1,735	172,339
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0350	CARPORT WD	0 100	10	20	200.00	SF	13.00	13.00
4	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00
6	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00
7	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00

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	2.44

REVIEW DATE	01/01/2023	BY	CD
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43043 RATLIFF RD, CALLAHAN	BLD DATE 10/10/2013	KK	LGL DATE	05/07/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF									
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1	000100	C	RES	100	0006	OR	0.00	0.00	2.44

Total Acres: 2.44	Total Land Value: 97,600	Market: 0	Agricultural: 0	Common: 97,600
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

Tax Group: 6	Tax Dist:	STANDARD
BUILDING MARKET VALUE		172,339
TOTAL MARKET OB/XF VALUE		5,662
TOTAL LAND VALUE - MARKET		97,600
TOTAL MARKET VALUE		275,601
SOH/AGL Deduction		122,226
ASSESSED VALUE		153,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,964
TOTAL JUST VALUE		275,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982239	MH MOVE-ON	0	06/01/1998
B94968	ADDITION	59,500	04/01/1994
7002	XFOB	5,100	02/12/1991
6245	XFOB	20,292	01/23/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/0248	1/23/2017	SW	U	I	12	126,600	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: WIKSTROM DAVID ROGE							
2098/0246	1/19/2017	WD	U	I	11	100	
GRANTOR: BOYLES RONALD LEE							
GRANTEE: THE SECRETARY OF HO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W34 PTO=[YR=1999] W8 S20 E8 N20\$ S20 W8 S18 E14 S6 E4 FOP=[YR=1994] S6 E20 N2 E4 USP=[YR=2017] E12 USP=[YR=2017] E5 N16 W5 S16\$ N16 W12 S16\$ N4 W24\$ E24 N44\$.									