BLOCK 4 PT OF LOTS 1 & 2 (S-1)
PT OR 1219/938 (19-1N-25)
HILLS AT THOMAS CREEK PB 5/65

SHEN-JYH WU LIVING TRUST/WU SHEN JYH TRUSTEE
43164 RATLIFF ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

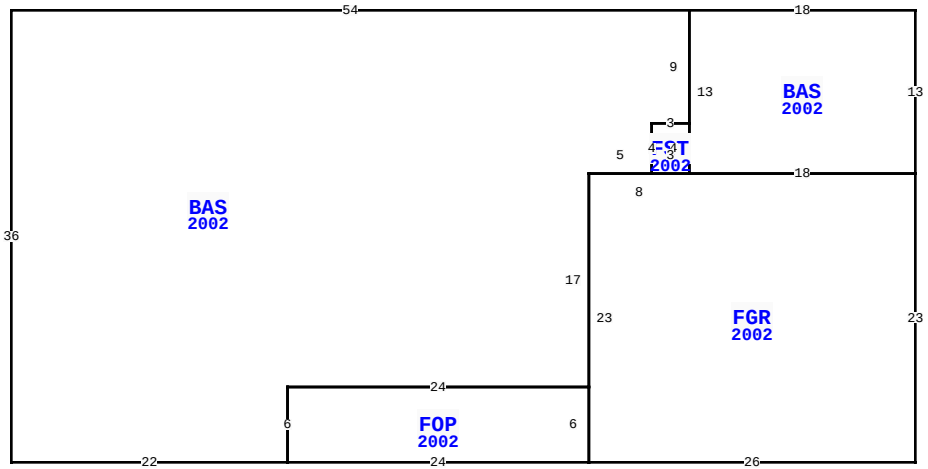
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100	2002	234	29,247
BAS	1,604	100	2002	1,604	200,482
FGR	598	55	2002	329	41,122
FOP	144	30	2002	43	5,375
FST	12	55	2002	7	875
TOTALS	2,592			2,217	277,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,217	101.6064	141.23	313,107	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2003 Heated Area: 1838 HX Base Yr 2003



43164 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		344,600
SOH/AGL Deduction		197,401
ASSESSED VALUE		147,199
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,788
TOTAL JUST VALUE		344,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9490	NEW CONSTR	144,132	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0938	4/01/2004	QC	Q	I	01	100

GRANTOR: WU SHEN JYH
GRANTEE: WU SHEN-JYH TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 BAS=[YR=2002] W54 S36 E22 FOP=[YR=2002] E24 FGR=[YR=2002] E26 N23 W18 FST=[YR=2002] N4 W3 S4 E3 $ W8 S23 $ N6 W24 S6 $ N6 E24 N17 E5 N4 E3 N9 $ S13 E18 N13 $.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	50,000.00	50,000.00	67,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.35 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/09/2026 BY SYS