BLOCK 4 W1/2 OF LOT 4
IN OR 659 PG 154 R622275
EX S-6

REINOLDS RONALD C & DANA
43116 RATLIFF ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

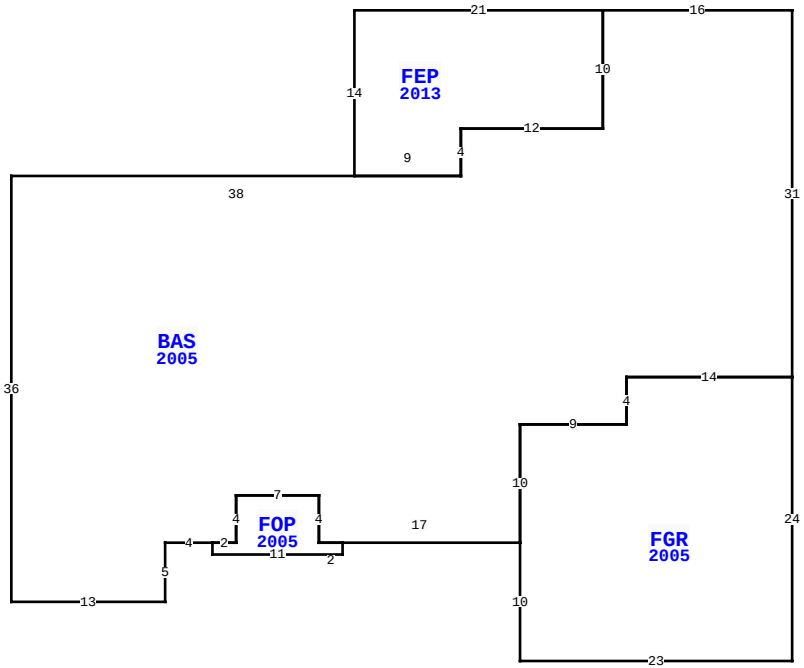
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,069	100	2005	2,069	242,465
FEP	246	80	2013	197	23,086
FGR	516	55	2005	284	33,282
FOP	39	30	2005	12	1,406
TOTALS	2,870			2,562	300,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	99.1872	137.87	353,223	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 1996 Heated Area: 2069 HX Base Yr 1996



43116 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,280
TOTAL MARKET OB/XF VALUE		9,613
TOTAL LAND VALUE - MARKET		124,880
TOTAL MARKET VALUE		476,773
SOH/AGL Deduction		245,526
ASSESSED VALUE		231,247
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,836
TOTAL JUST VALUE		476,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4727	MH MOVE-ON	0	06/21/2006
M10868	MECH OTHER	0	01/01/2006
P10557	OTHER	0	01/01/2006
E16312	ELEC OTHER	0	12/01/2005
B13639	NEW CONSTR	0	12/01/2004
E0413952	ELEC OTHER	3,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/0154	5/20/1992	WD	Q	V		38,800

GRANTOR: BROOKS JOHN H
GRANTEE: REINOLDS RONALD & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FEP=[YR=2013] W21 S14 E9 N4 E12 N10$ S10 W12 S4 W38 S36 E13 N5 E4 FOP=[YR=2005] S1 E11 N1 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E17 FGR=[YR=2005] S10 E23 N24 W14 S4 W9 S10$ N10 E9 N4 E14 N31$.

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
2	0753	UEP	0	100	20	8	160.00	SF	22.00	22.00	100	2008	2008	3	44	1,549	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2013	2013	3	64	8,064	

LAND DESCRIPTION

TOTAL OB/XF 9,613

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	4.46	AC		1.00	1.00	1.00	28,000.00	28,000.00	124,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.46 Total Land Value: 124,880 Market: 0 Agricultural: 0 Common: 124,880 PRINTED 07/09/2026 BY SYS

BLOCK 4 W1/2 OF LOT 4
IN OR 659 PG 154 R622275
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CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 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.	1. 100
Units		0 100
Quality	04	Quality Level 04

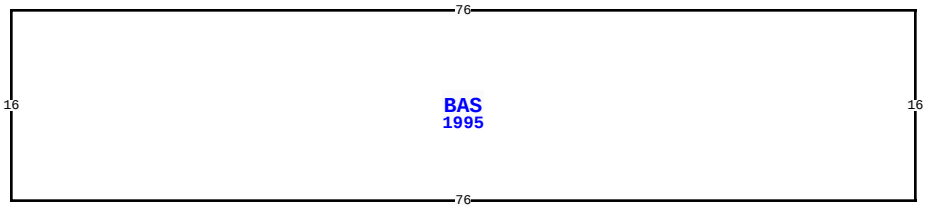
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1995	1,216	42,040
TOTALS	1,216			1,216	42,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.0400	115.24	140,132	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 100% - 1996 Heated Area: 1216 HX Base Yr 1996



43116 RATLIFF RD, CALLAHAN

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XF DATE		LAND DATE	05/08/2026 MLU
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TOTAL JUST VALUE		476,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409025	H/AC	0	12/01/2004
P0408757	OTHER	0	12/01/2004
B13572	FOUNDATION	12,000	08/01/2004
B0413436	GARAGE	12,000	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0659/0154	5/20/1992	WD	Q	V		38,800

GRANTOR: BROOKS JOHN H
GRANTEE: REINOLDS RONALD & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

EXTRA FEATURES

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.46 Total Land Value: 124,880 Market: 0 Agricultural: 0 Common: 124,880 PRINTED 07/09/2026 BY SYS