

BLOCK 4 LOT 6
IN OR 1051/1884
R433651 & R433652

CRITTENDEN SUZANNE G
43080 RATLIFF ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0060



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	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 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	1,766	100	2017	1,766	251,429
FGR	576	55	2017	317	45,132
FOP	375	30	2017	112	15,946
FUS	1,034	100	2017	1,034	147,213
PTO	108	5	2017	5	712
STR	56	10	2017	6	854

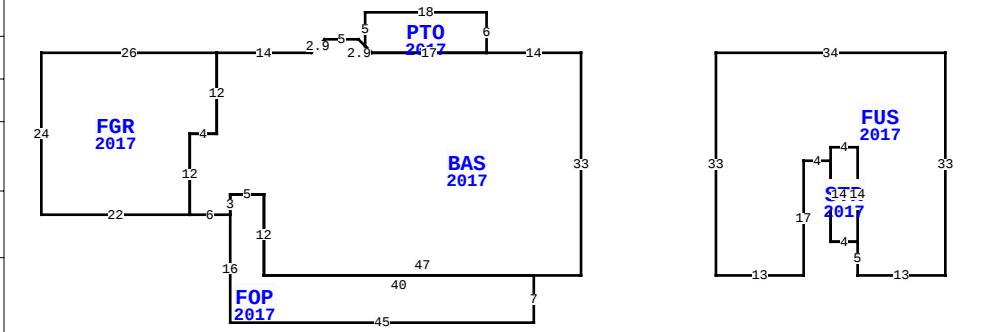
TOTALS	3,915			3,240	461,286
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	21	33	693.00	SF	35.00	35.00	
3	0200	BARN WD 0-	0	100	25	36	900.00	SF	20.00	20.00	
4	0351	CARPORT MT	0	100	25	27	675.00	SF	10.00	10.00	
5	0200	BARN WD 0-	0	100	38	24	912.00	SF	20.00	20.00	
7	0681	POLE SHED	0	100	30	25	750.00	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	UNIT TYPE	CONSD
1	000100	C	RES	100	0006	OR	0.00	0.00	11.68	AC	1.00

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,240	108.9648	151.46	490,730	2017	2017	0	0	6.00	94.00
2 SNGL FAM			100% - 1997	Heated Area: 2800				HX Base Yr 1997			



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU
43080 RATLIFF RD, CALLAHAN			

TOTAL OB/XF											
16,374											

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16,374											

Total Acres: 11.68 Total Land Value: 198,560 Market: 0 Agricultural: 0 Common: 198,560

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		461,286	
TOTAL MARKET OB/XF VALUE		16,374	
TOTAL LAND VALUE - MARKET		198,560	
TOTAL MARKET VALUE		676,220	
SOH/AGL Deduction		299,668	
ASSESSED VALUE		376,552	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		325,141	
TOTAL JUST VALUE		676,220	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		645,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008667	CO ISSUED	0	10/02/2017
17001392	DEMOLITION	1,800	02/21/2017
17001393	NEW CONSTR	462,241	02/21/2017
8521	MH MOVE-ON	35,000	04/26/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1051/1884	4/18/2001	QC	Q	I	01	100	
GRANTOR: BOONE SUZANNE C & C B							
GRANTEE: BOONE SUZANNE C							
0985/0380	4/18/2001	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: CRITTENDEN SUZANNE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2017] W14 PTO=[YR=2017] N6 W18 S5 D1 R1 E17\$ W17 U2 L2 W5 D2 L2 W14 FGR=[YR=2017] W26 S24 E22 N12 E4 N12\$ S12 W4 S12 E6 FOP=[YR=2017] S16 E45 N7 W40 N12 W5 S3\$ N3 E5 S12 E47 N33\$ PTR=E20 FUS=[YR=2017] E34 S33 W13 N5 STR=[YR=2017] N14 W4 S14 E4\$ W4 N12 W4 S17 W13 N33\$ W20\$.							

OTHER ADJUSTMENTS AND NOTES											

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