BLOCK 4 LOT 11 (EX S-1)
IN OR 448/752 SEC 19-1N-25
HILLS AT THOMAS CREEK PB 5/65

KIGHT ROBERT GLENN & DARLENE B
43014 RATLIFF ROAD
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

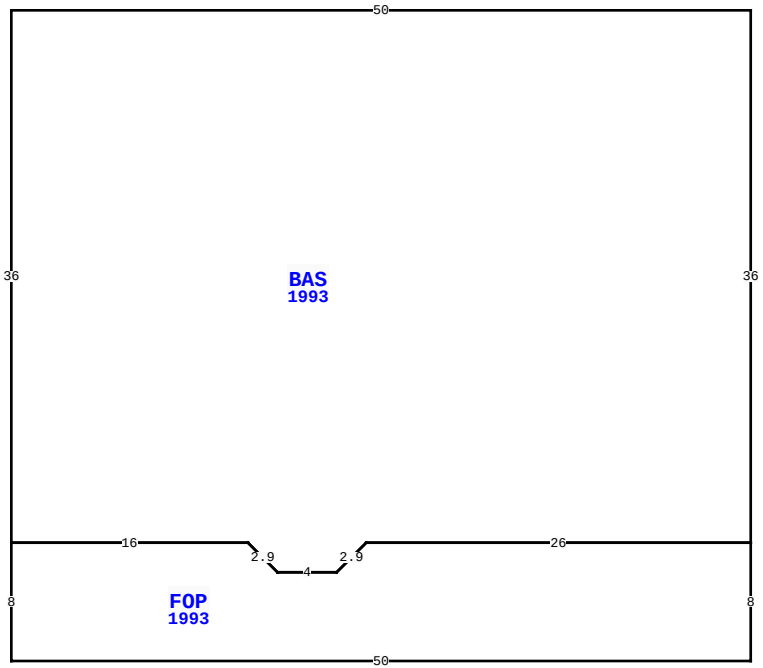
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1993	1,812	181,838
FOP	388	30	1993	116	11,641
TOTALS	2,200			1,928	193,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	119.4620	125.44	241,848	1985	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 0 Heated Area: 1812 HX Base Yr



43014 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,478
TOTAL MARKET OB/XF VALUE		54,058
TOTAL LAND VALUE - MARKET		188,290
TOTAL MARKET VALUE		270,583
SOH/AGL Deduction		130,134
ASSESSED VALUE		140,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,038
TOTAL JUST VALUE		435,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018246	XFOB	7,000	05/01/2001
E017917	NEW CONSTR	0	04/01/2001
E017925	NEW CONSTR	500	04/01/2001
B017940	SWIM POOL	21,500	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0448/0752	3/01/1985	WD	Q	V		22,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S36 FOP=[YR=1993] S8 E50 N8 W26 D2 L2 W4 U2 L2 W16$ E16 D2 R2 E4 U2 R2 E26 N36 $.

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
1	0680	POLE SHED	0	100	32	31	992.00	SF	10.00	10.00	100	1995	1995	3	20	1,984	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
5	0910	SCRN RM L	0	100	43	33	1,419.00	SF	15.00	15.00	100	2001	2001	3	20	4,257	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
7	0753	UEP	0	100	12	12	144.00	SF	22.00	22.00	100	2007	2007	3	40	1,267	
8	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2012	2012	3	45	2,160	

LAND DESCRIPTION

TOTAL OB/XF 54,058

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	395.00	395.00	1,975							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.91	AC		1.00	1.00	1.00	530.00	530.00	2,072							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.91	AC		1.00	1.00	1.00	19,000.00	19,000.00	169,290							

REVIEW DATE 01/01/2023 BY CD Total Acres: 9.91 Total Land Value: 23,047 Market: 169,290 Agricultural: 4,047 Common: 19,000 PRINTED 07/09/2026 BY SYS