BLOCK 2 PT OF LOTS 5 & 7
IN OR 2767/1682
S-4 & S-9 OF LOT 5

KAST MARY E
43204 RATLIFF RD
CALLAHAN, FL 32011

2026

32-2N-25-2920-0002-0054

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	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.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

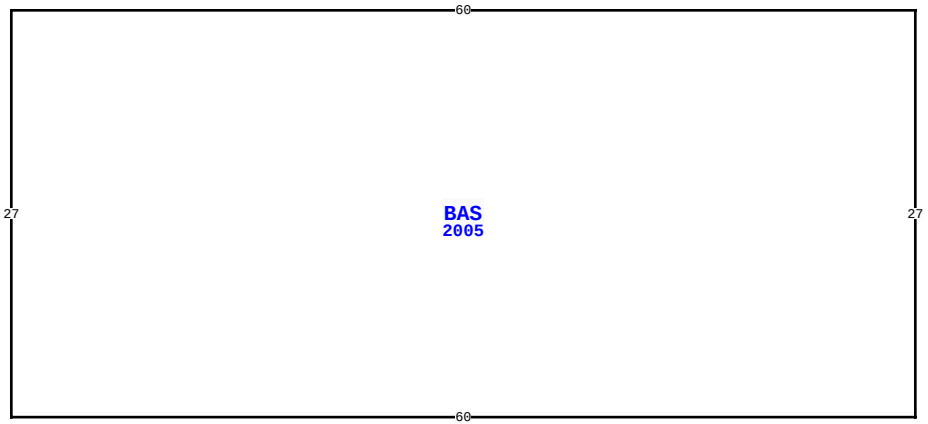
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2005	1,620	82,021
TOTALS	1,620			1,620	82,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	105.48	170,878	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 1620 HX Base Yr



45412 PICKETT 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	151,411
TOTAL MARKET OB/XF VALUE	872
TOTAL LAND VALUE - MARKET	76,160
TOTAL MARKET VALUE	228,443
SOH/AGL Deduction	0
ASSESSED VALUE	228,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,443
TOTAL JUST VALUE	228,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5461	CO ISSUED	0	03/11/2013
B1326986	XFOB	2,200	03/01/2013
MHU5461	MH MOVE-ON	0	02/01/2013
B17802	SWIM POOL	2,500	05/01/2006
MH4475	MH MOVE-ON	0	10/01/2004
M8851	H/AC	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2767/1682	2/07/2025	QC	U	I	11	100
GRANTOR: STRATTON HARRY O LIVI						
GRANTEE: KAST MARY E						
2725/1685	7/18/2024	QC	U	I	11	100
GRANTOR: STRATTON HARRY						
GRANTEE: STRATTON HARRY O LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27 $.

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
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	21	252	
4	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2009	2009	3	31	620	

LAND DESCRIPTION

TOTAL OB/XF 872

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	0	0006	OR	0.00	0.00	2.38	AC		1.00	1.00	0.80	40,000.00	32,000.00	76,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.38 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS

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Interior Floo	08	SHT VINYL 30
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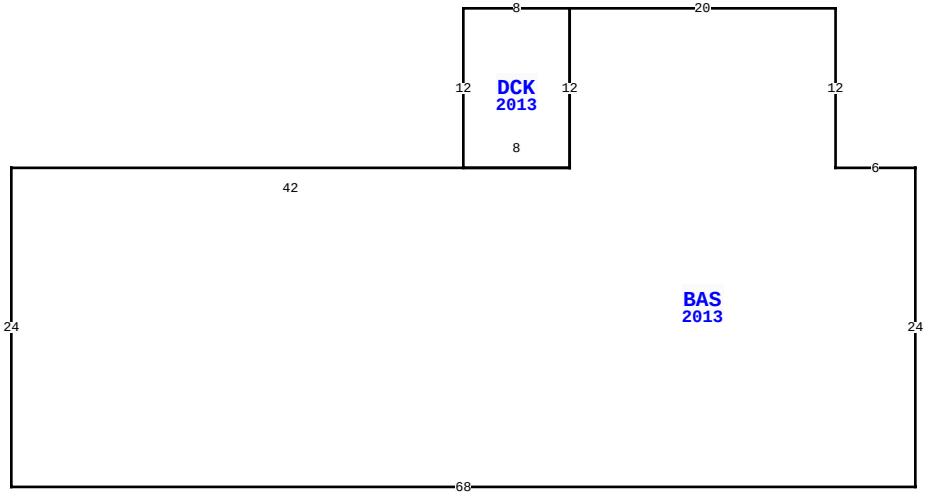
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2013	1,872	68,875
DCK	96	15	2013	14	515
TOTALS	1,968			1,886	69,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,886	116.8000	105.12	198,256	1998	1998	0	0	0	65.00	35.00

2 M/H 94+ 0% - 0 Heated Area: 1872 HX Base Yr



45412 PICKETT RD, CALLAHAN

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GRANTEE: KAST MARY E						
2725/1685	7/18/2024	QC	U	I	11	100
GRANTOR: STRATTON HARRY						
GRANTEE: STRATTON HARRY O LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 N12 W20 DCK=[YR=2013] W8 S12 E8 N12$ S12 W42 S24 E68 N24$.

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: 2.38 Total Land Value: 76,160 Market: 0 Agricultural: 0 Common: 76,160 PRINTED 07/09/2026 BY SYS