LOT 1190
IN OR 1837/1948
TOWN OF CRAWFORD SUB

LINDSEY CHARLES R/LINDSEY MELISSA
33575 RATTLE SNAKE TRAIL
CALLAHANA, FL 32011

**2023**

**14-1N-24-2180-1190-0000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

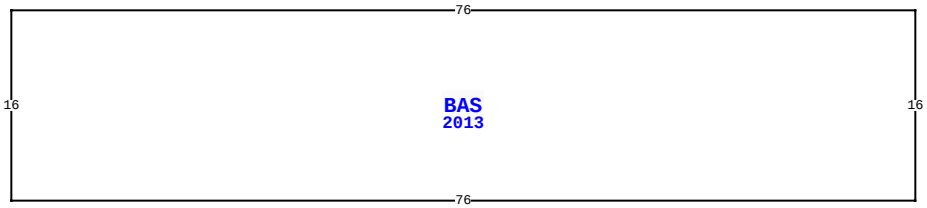
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 39,922 |
| TOTALS | 1,216 | | 1,216 | 39,922 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0832 | 02 | 1,216 | 109.8000 | 71.37 | 86,786 | 1999 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 MH 94NO RP – 0% - 2019 Heated Area: 1216 HX Base Yr 2019




33575 RATTLESNAKE TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/22/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 39,922 |
| TOTAL MARKET OB/XF VALUE | | 1,980 |
| TOTAL LAND VALUE - MARKET | | 160,000 |
| TOTAL MARKET VALUE | | 201,902 |
| SOH/AGL Deduction | | 83,446 |
| ASSESSED VALUE | | 118,456 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 68,456 |
| TOTAL JUST VALUE | | 201,902 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,323 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU5465 | CO ISSUED | 0 | 03/19/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1837/1948 | 1/18/2013 | WD | Q | V | 01 | 57,000 |

GRANTOR: CAPPS LIVING TRUST
GRANTEE: LINDSEY CHARLES R

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W76 S16 E76 N16$.

## 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 | 0753 | UEP | 0 | 100 | 12 | 10 | 120.00 | SF | 22.00 | 22.00 | 100 | 2013 | 2013 | 3 | 75 | 1,980 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,980

| 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 | 000102 | C | SFR/MH | 100 | 0005 | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 160,000 | | | | | | | |

REVIEW DATE 09/25/2018 BY TWA Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS