

N1/2 OF N1/2 OF LOT 1270
IN OR 2243/1484
ESMT OR 1893/1852

ROLSTON KRISTIN P/HILL TAWANNA M
33480 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1270-0010



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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	06	Quality Level 06
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	2,108	100	2,108	143,398
TOTALS	2,108		2,108	143,398

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0753	UEP	0	0	20	12	240.00	SF	22.00	22.00	
3	0300	BOAT DCK W	0	0	14	10	140.00	SF	40.00	40.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	2.50	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,108	151.8400	106.29	224,059	2008	2008	0	0	0	36.00	64.00	
1 M/H 94+ - 0% - 2023 Heated Area: 2108 HX Base Yr													
31 31 BAS 2010													
33480 RATTLESNAKE TRL, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF													
11,900													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		143,398	
TOTAL MARKET OB/XF VALUE		11,900	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		230,298	
SOH/AGL Deduction		0	
ASSESSED VALUE		230,298	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		230,298	
TOTAL JUST VALUE		230,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5241	CO ISSUED	0	02/12/2010
E22408	ELEC OTHER	0	02/01/2010
M15051	MECH OTHER	0	02/01/2010
MH5241	MH MOVE-ON	0	12/01/2009
E22312	ELEC OTHER	0	12/01/2009
M14976	H/AC	0	12/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2614/0440	1/19/2023	QC	U	I	11	100	
GRANTOR: HILL TAWANNA M							
GRANTEE: ROLSTON KRISTIN P &							
2243/1484	11/09/2018	QC	U	I	11	100	
GRANTOR: LIGHTSEY LARRY L							
GRANTEE: HILL TAWANNA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2010] W68 S31 E68 N31 \$.											