

FRANCISCO ROBERT
33458 RATTLESNAKE TR
CALLAHAN, FL 32011

23-1N-24-2180-1270-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT		CD	25		MOD METAL 100		0820		MDL	02	1,064		98.2000		EFF. BASE RATE		63.83		67,915		1992		1992		ECON		FNCT		0		0		70.00		30.00	
Exterior Wall		03	GABLE/HIP 100		1 M/H 93- - 100% - 2015		Heated Area: 1064		HX Base Yr 2015																											
Roof Structur		01	MINIMUM 100																																	
Roof Cover		05	DRYWALL 100																																	
Interior Wall		14	CARPET 80																																	
Interior Floo		08	SHT VINYL 20																																	
Interior Floo		03	CENTRAL 100																																	
Air Condition		04	AIR DUCTED 100																																	
Heating Type																																				
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																																	
NEIGHBORHOOD/LOC		8005.00																																		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS		1,064	100	1,064	20,375																															
TOTALS		1,064		1,064	20,374																															
EXTRA FEATURES		33458 RATTLESNAKE TRL, CALLAHAN		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		06/13/2023		MLU																		
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																				
1	0680	POLE SHED	0 100	60	28	1,680.00	SF	10.00	10.00	100	2010	2010	3	64	10,752																					
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	50	2,400																					
3	0300	BOAT DCK W	0 100	16	8	128.00	SF	40.00	40.00	100	2014	2014	3	78	3,994																					
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	70	448																					
5	0753	UEP	0 100	9	9	81.00	SF	22.00	22.00	100	2014	2014	3	78	1,390																					
LAND DESCRIPTION										TOTAL OB/XF										18,984																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000																			
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