

LOT 1287 (EX S-1 & S-2)
IN OR 2527/1288
1999 MERIT DW/MH

COLLINS ALBERT JACK/COLLINS STEPHANIE NICOLE
33136 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1287-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMMT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	2,356	100	2,356	157,997
DCK	32	15	5	335
UOP	224	25	56	3,756
UOP	240	25	60	4,024
TOTALS	2,852		2,477	166,112

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	21.30	21.30	100	1995
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
6	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	5.08	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,477	140.8800	98.62	244,282	1999	2010	0	0	32.00	68.00
1 M/H 94+ - 100% - 2022 Heated Area: 2356 HX Base Yr 2022											
33136 RATTLESNAKE TRL, CALLAHAN											

TOTAL OB/XF											
4,779											
33136 RATTLESNAKE TRL, CALLAHAN											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 172,761											
TOTAL MARKET OB/XF VALUE 4,779											
TOTAL LAND VALUE - MARKET 81,280											
TOTAL MARKET VALUE 258,820											
SOH/AGL Deduction 85,038											
ASSESSED VALUE 173,782											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 123,782											
TOTAL JUST VALUE 258,820											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 206,785											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992629	MH MOVE-ON	0	01/04/1999
MH	MH MOVE-ON	0	08/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1288	12/30/2021	WD	Q	I	01	285,000	
GRANTOR: FIN HOMES LLC							
GRANTEE: COLLINS ALBERT JACK							
2475/1990	6/30/2021	WD	U	I	37	59,900	
GRANTOR: GRIFFIS LAURA MARIE							
GRANTEE: FIN HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W30 UOP=[YR=2021] N8 W30 S8 E30\$ W46 S31 E34 UOP=[YR=2021] S8 E20 DCK=[YR=2021] S4 E8 N4 W8\$ E8 N8 W28\$ E42 N31\$.											

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