

PT OF LOT 1287
IN OR 588 PG 1077
R359331 & R359332

RICE BARBARA DIANNE REID EST
C/O TIMOTHY RICE, 33134 RATTLESNAKE TRL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1287-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 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	1,782	100	1,782	40,865
TOTALS	1,782		1,782	40,865

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	13	130.00	SF	13.20	13.20	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	3.22	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,782	117.6000	76.44	136,216	1988	1993	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1782											
HX Base Yr											
BAS 1993											
33134 RATTLESNAKE TRL, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/18/2023 MLU											

TOTAL OB/XF											
967											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 40,865											
TOTAL MARKET OB/XF VALUE 967											
TOTAL LAND VALUE - MARKET 57,960											
TOTAL MARKET VALUE 99,792											
SOH/AGL Deduction 23,925											
ASSESSED VALUE 75,867											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 75,867											
TOTAL JUST VALUE 99,792											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 78,709											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
0588/1077 1/24/1990 QC U I 01 100											
GRANTOR: REID & LITTLE											
GRANTEE: RICE BARBARA DIANN											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W66 S27 E66 N27 \$.											