

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

2024

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	02	MIN PLYWD 70
Interior Floo	02	MIN PLYWD 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	01	Quality Level 01
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	47,831
TOTALS	2,108		2,108	47,830

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

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
0800	02	2,108	60.5000	45.38	95,661	2008	2008	0	0	50	38.00	50.00	
1 M/H 94+ - 0% - 2023 Heated Area: 2108 HX Base Yr													
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 11,538													
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
AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		47,830	
TOTAL MARKET OB/XF VALUE		11,538	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		134,368	
SOH/AGL Deduction		0	
ASSESSED VALUE		134,368	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		134,368	
TOTAL JUST VALUE		134,368	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,537	

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 \$.													