

S1/2 OF LOT 1270
IN OR 2049/1609
2003 FTWD DW/MH

THOMPSON RANDALL & RACHEL
33396 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1270-0020



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	08	SHT VINYL 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	04	Quality Level 04		
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	1,560	100	1,560	78,167
UOP	140	25	35	1,754
TOTALS	1,700		1,595	79,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,595	128.4800	96.36	153,694	2003	2003	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 2017 Heated Area: 1560 HX Base Yr 2017											
BAS 2005											
UOP 2019											
33396 RATTLESNAKE TR, CALLAHAN											
				BLD DATE					LGL DATE	05/22/2023	
				XF DATE					LAND DATE	MLU	
				INC DATE					AG DATE		

EXTRA FEATURES										33396 RATTLESNAKE TR, CALLAHAN				INC DATE		AG DATE			
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	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	2016	2016	3	74	533			
2	0681	POLE SHED	0	100	36	26	936.00	SF	15.00	15.00	100	2021	2021	3	95	13,338			
3	0300	BOAT DCK W	0	100	7	16	112.00	SF	20.00	20.00	100	2021	2021	3	95	2,128			