S1/2 OF N1/2 OF LOT 1270
1992 QUAL SW/MH
IN OR 1530/1563

FRANCISCO ROBERT
33458 RATTLESNAKE TR
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

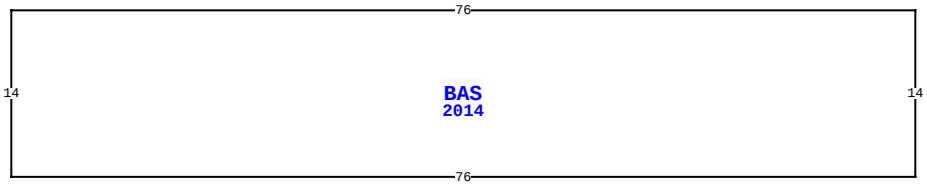
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,942
TOTALS	1,064		1,064	21,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.2000	68.74	73,139	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1064 HX Base Yr 2015



33458 RATTLESNAKE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,942
TOTAL MARKET OB/XF VALUE		17,833
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		114,775
SOH/AGL Deduction		52,596
ASSESSED VALUE		62,179
TOTAL EXEMPTION VALUE	HX HB	37,179
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145526	CO ISSUED	0	02/10/2014
MH145526	MH MOVE-ON	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1563	10/16/2007	WD	U	V	06	100
GRANTOR: LIGHTSEY EVA M						
GRANTEE: FRANCISCO ROBERT						
0637/0613	9/26/1991	WD	U	V	01	100
GRANTOR: LIGHTSEY LENNY LANCE						
GRANTEE: LIGHTSEY EVA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S14 E76 N14$.

EXTRA FEATURES

LN	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	60	10,080	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	45	2,160	
3	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2014	2014	3	75	3,840	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	65	416	
5	0753	UEP	0	100	9	9	81.00	SF	22.00	22.00	100	2014	2014	3	75	1,337	

LAND DESCRIPTION

TOTAL OB/XF 17,833

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS