LOT 1284
IN OR 2054/926
TOWN OF CRAWFORD

FRANCISCO ROBERT
33458 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1284-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RATTLESNAKE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	154,071
TOTAL MARKET VALUE	5,295
SOH/AGL Deduction	0
ASSESSED VALUE	5,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,295
TOTAL JUST VALUE	154,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2054/0926	5/12/2016	WD	Q	V	01	50,000

GRANTOR: CAPPS LIVING TRUST
GRANTEE: FRANCISO ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.54	AC		1.00	1.00	1.00	555.00	555.00	5,295							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.54	AC		1.00	1.00	0.85	19,000.00	16,150.00	154,071							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.54 Total Land Value: 5,295 Market: 154,071 Agricultural: 5,295 Common: 0 PRINTED 08/06/2024 BY SYS