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

RICE BARBARA DIANNE REID EST
C/O TIMOTHY RICE, PO BOX 953
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

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

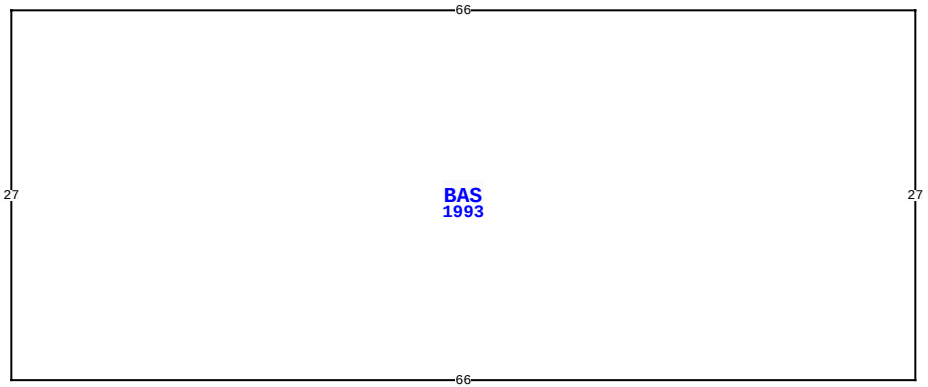
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	44,008
TOTALS	1,782		1,782	44,008

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	82.32	146,694	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1782 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,008
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		124,508
SOH/AGL Deduction		0
ASSESSED VALUE		124,508
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		69,508
TOTAL JUST VALUE		124,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

33134 RATTLESNAKE TRL, CALLAHAN

BLD DATE		LGL DATE	05/18/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E66 N27 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	3.22	AC		1.00	1.00	1.00	25,000.00	25,000.00	80,500							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 3.22 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 08/06/2024 BY SYS