LOT 1190
IN OR 1837/1948
TOWN OF CRAWFORD SUB

LINDSEY CHARLES R
33575 RATTLE SNAKE TRAIL
CALLAHANA, FL 32011

2025

14-1N-24-2180-1190-0000

BUILDING CHARACTERISTICS

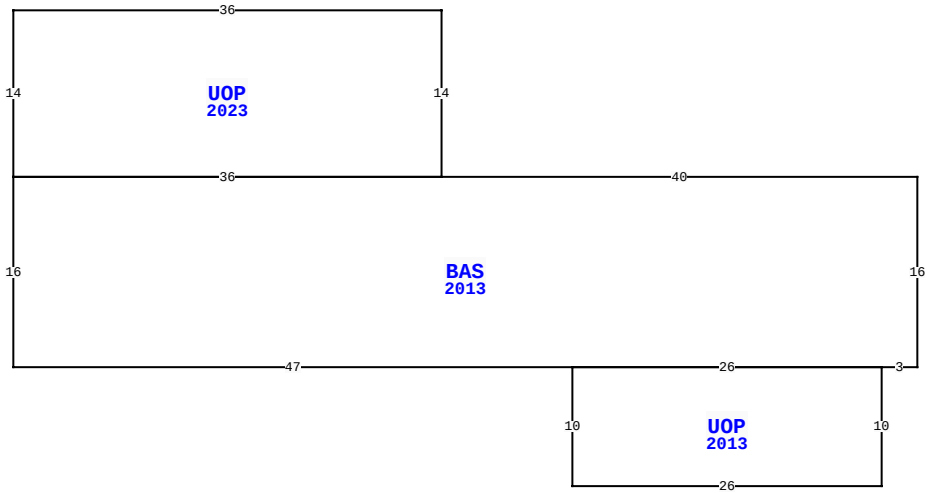
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2013	1,216	47,665
UOP	260	25	2013	65	2,548
UOP	504	25	2023	126	4,939
TOTALS	1,980			1,407	55,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,407	109.8000	93.33	131,315	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2019 Heated Area: 1216 HX Base Yr 2019



33575 RATTLESNAKE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,075
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,750
TOTAL MARKET VALUE		237,825
SOH/AGL Deduction		92,074
ASSESSED VALUE		145,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,029
TOTAL JUST VALUE		237,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5465	CO ISSUED	0	03/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/1948	1/18/2013	WD	Q	V	01	57,000

GRANTOR: CAPPS LIVING TRUST

GRANTEE: LINDSEY CHARLES R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W40 W36 S16 E47 E26 E3 N16 $
UOP=[YR=2023;ORIG=-76,0] N14 E36 S14 W36 $
UOP=[YR=2013;ORIG=-29,16] S10 E26 N10 W26 $
.

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	000100	C	RES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

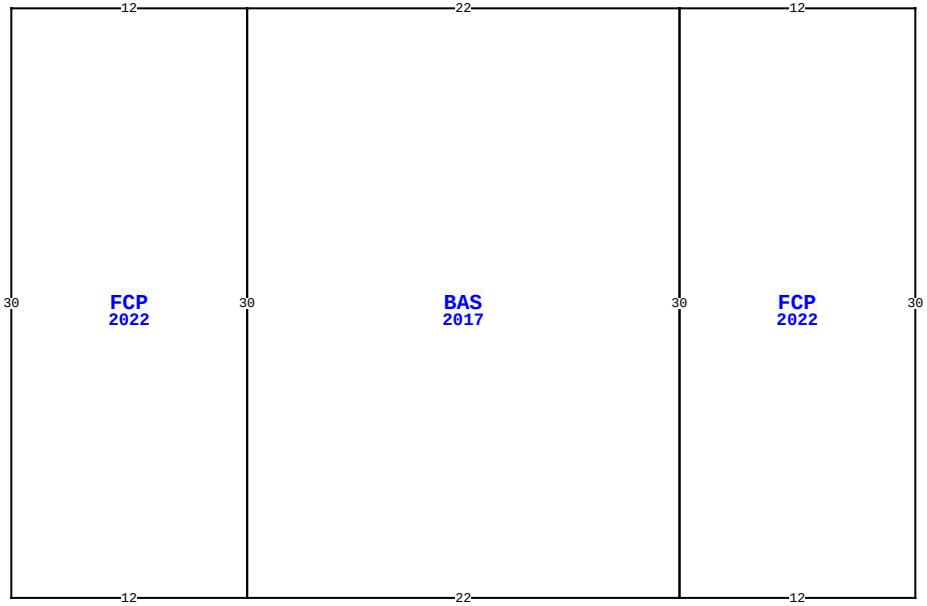
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2017	660	13,297
FCP	360	25	2022	90	1,814
FCP	360	25	2022	90	1,814
TOTALS	1,380			840	16,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	55.0000	20.35	17,094	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 660 HX Base Yr 2019



33575 RATTLESNAKE TRL, CALLAHAN

BLD DATE | LGL DATE
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NASSAU COUNTY PROPERTY

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/1948	1/18/2013	WD	Q	V	01	57,000

GRANTOR: CAPPS LIVING TRUST

GRANTEE: LINDSEY CHARLES R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=58,10] E22 S30 W22 N30 $
FCP=[YR=2022;ORIG=46,10] E12 S30 W12 N30 $
FCP=[YR=2022;ORIG=80,10] E12 S30 W12 N30 $
.

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

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