

ROLSTON KRISTIN P/HILL TAWANNA M
33480 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

23-1N-24-2180-1270-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor08SHT VINYL 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Quality01Quality Level 01

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8005.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,10810020102,10868,122

TOTALS2,1082,10868,122

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200820083913,185

20753UEP01002012240.00SF22.0022.00100201520153753,960

30300BOAT DCK W01001410140.00SF40.0040.00100201420143713,976

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000100CRES1000007OR0.000.002.50AC1.001.001.0035,000.0035,000.0087,500

REVIEW DATE05/23/2024BYWWTotal Acres: 2.50Total Land Value: 87,500Market: 0Agricultural: 0Common: 87,500PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PNTSEFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM % COND

0800022,10863.360053.86113,537200820080040.0060.00

M/H 94+ - 100% - 2025Heated Area: 2108HX Base Yr 2025

BAS2010

BLD DATEXF DATEINC DATE

05/09/2025MLU

33480 RATTLESNAKE TRL, CALLAHAN

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE68,122

TOTAL MARKET OB/XF VALUE11,121

TOTAL LAND VALUE - MARKET87,500

TOTAL MARKET VALUE166,743

SOH/AGL Deduction0

ASSESSED VALUE166,743

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE116,021

TOTAL JUST VALUE166,743

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE134,368

PERMIT NUMDESCRIPTIONAMTISSUED

C5241CO ISSUED002/12/2010

E22408ELEC OTHER002/01/2010

M15051MECH OTHER002/01/2010

MH5241MH MOVE-ON012/01/2009

E22312ELEC OTHER012/01/2009

M14976H/AC012/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

2614/04401/19/2023QCUII11100

GRANTOR:HILL TAWANNA M

GRANTEE:ROLSTON KRISTIN P & 2243/148411/09/2018QCUII11100

GRANTOR:LIGHTSEY LARRY L

GRANTEE:HILL TAWANNA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W68 S31 E68 N31 \$.