S1/2 OF LOT 1270
IN OR 2049/1609
2003 FTWD DW/MH

THOMPSON RANDALL & RACHEL
33396 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1270-0020

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	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
Quality	04	Quality Level 04

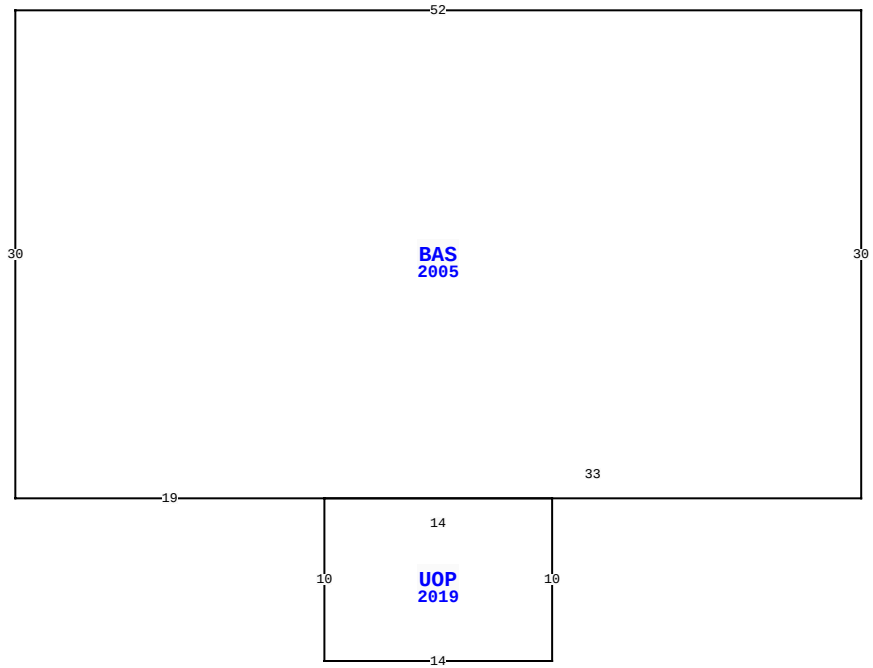
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2005	1,560	85,184
UOP	140	25	2019	35	1,911
TOTALS	1,700			1,595	87,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,595	128.4800	109.21	174,190	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2017 Heated Area: 1560 HX Base Yr 2017



33396 RATTLESNAKE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,095
TOTAL MARKET OB/XF VALUE		15,644
TOTAL LAND VALUE - MARKET		82,875
TOTAL MARKET VALUE		185,614
SOH/AGL Deduction		84,241
ASSESSED VALUE		101,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,651
TOTAL JUST VALUE		185,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5408	MH	0	05/24/2012
E15281	ELEC OTHER	0	07/01/2005
MH4633	MH MOVE-ON	0	07/01/2005
M10022	MECH OTHER	0	07/01/2005
P09675	OTHER	0	07/01/2005
MH034158	MH MOVE-ON	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1609	5/25/2016	SW	U	I	12	69,900
GRANTOR: RBSHD 2013-1 TRUST						
GRANTEE: THOMPSON RANDALL &						
2024/0047	1/19/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RBSHD 2013-1 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S30 E19 UOP=[YR=2019] S10 E14 N10 W14$ E33 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
1	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	2016	2016	3	70	504	
2	0681	POLE SHED	0	100	36	26	936.00	SF	15.00	15.00	100	2021	2021	3	93	13,057	
3	0300	BOAT DCK W	0	100	7	16	112.00	SF	20.00	20.00	100	2021	2021	3	93	2,083	

LAND DESCRIPTION

TOTAL OB/XF 15,644

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	82,875							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 5.00 Total Land Value: 82,875 Market: 0 Agricultural: 0 Common: 82,875 PRINTED 07/30/2025 BY SYS