

S1/2 OF N1/2 OF LOT 1270
1992 QUAL SW/MH
IN OR 1530/1563

FRANCISCO ROBERT
33458 RATTLESNAKE TR
CALLAHAN, FL 32011

2025

23-1N-24-2180-1270-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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

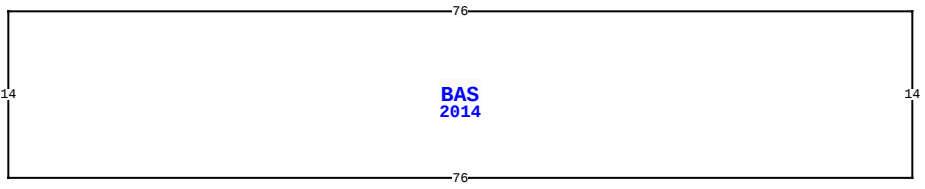
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2014	1,064	25,076
TOTALS	1,064			1,064	25,076

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	60	28	1,680.00	SF	10.00	10.00
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00
3	0300	BOAT DCK W	0 100	16	8	128.00	SF	40.00	40.00
4	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00
5	0753	UEP	0 100	9	9	81.00	SF	22.00	22.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.50

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,064	98.2000	78.56	83,588	1992	1992	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2015 Heated Area: 1064 HX Base Yr 2015													



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					25,076				
TOTAL MARKET OB/XF VALUE					16,612				
TOTAL LAND VALUE - MARKET					87,500				
TOTAL MARKET VALUE					129,188				
SOH/AGL Deduction					65,206				
ASSESSED VALUE					63,982				
TOTAL EXEMPTION VALUE					HX HB 38,982				
BASE TAXABLE VALUE					25,000				
TOTAL JUST VALUE					129,188				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					114,775				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145526	CO ISSUED	0	02/10/2014
MH145526	MH MOVE-ON	0	01/01/2014

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1530/1563		10/16/2007	WD	Q	V	06	100		
GRANTOR: LIGHTSEY EVA M									
GRANTEE: FRANCISCO ROBERT									
0637/0613		9/26/1991	WD	Q	V	01	100		
GRANTOR: LIGHTSEY LENNY LANCE									
GRANTEE: LIGHTSEY EVA M									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W76 S14 E76 N14\$.									

TOTAL OB/XF													
16,612													