LOT 1271
IN OR 2008/1065
TOWN OF CRAWFORD

FRANCISCO ROBERT
33458 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1271-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

33455 RATTLESNAKE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,750
TOTAL MARKET VALUE	5,250
SOH/AGL Deduction	0
ASSESSED VALUE	5,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,250
TOTAL JUST VALUE	165,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009557	NEW SWMH		07/26/2023
CO250006459			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2008/1065	8/28/2015	WD	U	V	37	45,000

GRANTOR: CAPPS LIVING TRUST
GRANTEE: FRANCISCO ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 10.00 Total Land Value: 5,250 Market: 165,750 Agricultural: 5,250 Common: 0 PRINTED 07/30/2025 BY SYS