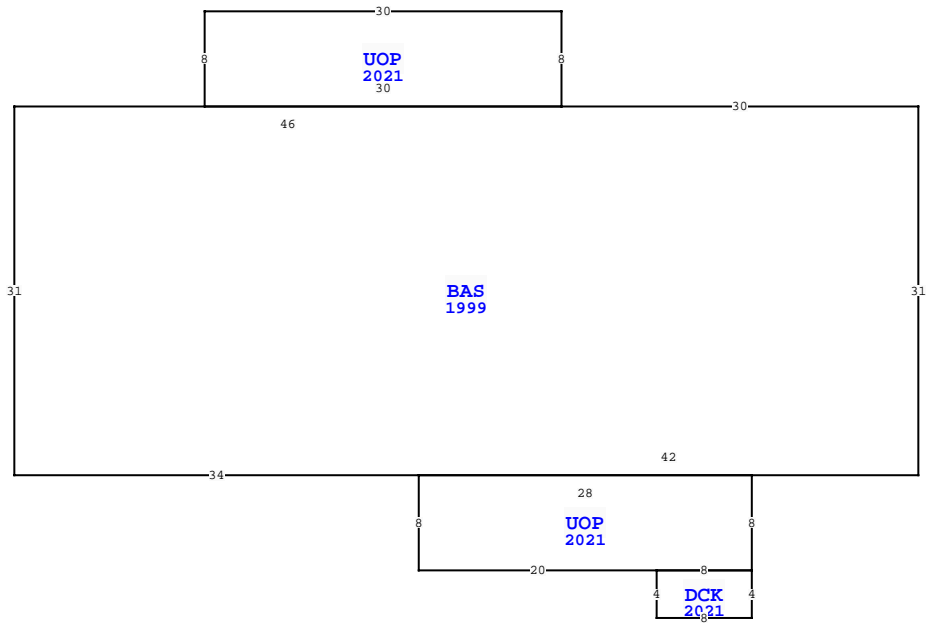




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	1999
DCK	32	15	2021
UOP	224	25	2021
UOP	240	25	2021
TOTALS	2,852		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,477	140.8800	119.75	296,621	1999	2010	0	0	36.00	64.00
1 M/H 94+ - 100% - 2022 Heated Area: 2356 HX Base Yr 2022											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0940	SHEDS/PORT	21.30
2	0500	FP-PRE FAB	3,500.00
3	0350	CARPORT WD	13.00
TOTALS		2,477	189,837

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	10	8	80.00	SF	21.30	21.30	100	1995
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999
3	0350	CARPORT WD	0	100	24	576.00	SF	13.00	13.00	100	2001
TOTALS											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	196,347		
TOTAL MARKET OB/XF VALUE	4,674		
TOTAL LAND VALUE - MARKET	84,201		
TOTAL MARKET VALUE	285,222		
SOH/AGL Deduction	101,036		
ASSESSED VALUE	184,186		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	133,464		
TOTAL JUST VALUE	285,222		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,877		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992629	MH MOVE-ON	0	01/04/1999
MH	MH MOVE-ON	0	08/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1288	12/30/2021	WD	Q	I	01	285,000
GRANTOR: FIN HOMES LLC						
GRANTEE: COLLINS ALBERT JACK						
2475/1990	6/30/2021	WD	U	I	37	59,900
GRANTOR: GRIFFIS LAURA MARIE						
GRANTEE: FIN HOMES LLC						

BUILDING NOTES	
33136 RATTLESNAKE TRL, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=1999] W30 UOP=[YR=2021] N8 W30 S8 E30\$ W46 S31 E34	
UOP=[YR=2021] S8 E20 DCK=[YR=2021] S4 E8 N4 W8\$ E8 N8 W28\$ E42 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.08	AC		1.00	1.00	0.85	19,500.00	16,575.00	84,201							

