PT LOT 1271
LYING E OF RATTLESNAKE TR
IN OR 2008/1065

FRANCISCO ROBERT
33458 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

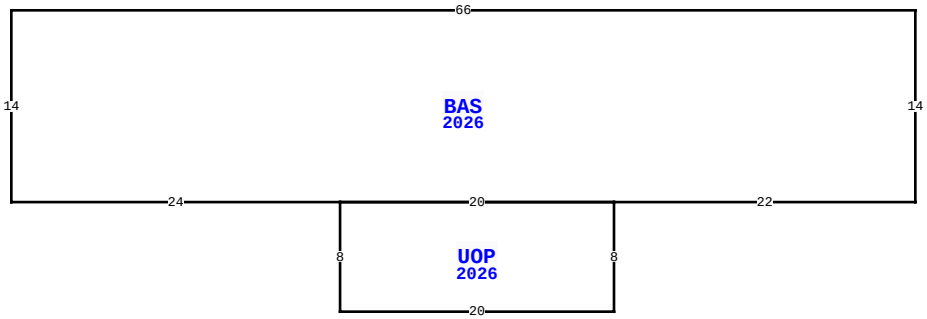
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	924	100	2026	924	29,339
UOP	160	25	2026	40	1,270
TOTALS	1,084			964	30,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	964	124.5200	105.84	102,030	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 924 HX Base Yr



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	30,609
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	94,080
TOTAL MARKET VALUE	59,860
SOH/AGL Deduction	0
ASSESSED VALUE	59,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,860
TOTAL JUST VALUE	124,689
NCON VALUE	30,609
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,750

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
2860/1195	4/09/2026	QC	U	V	11	100
GRANTOR: FRANCISCO ROBERT						
GRANTEE: FRANCISCO ROBERT						
2008/1065	8/28/2015	WD	U	V	37	45,000
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: FRANCISCO ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E66 S14 W22 W20 W24 N14 $
UOP=[YR=2026;ORIG=64,24] E20 S8 W20 N8 $
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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	005000	C	AGRICULTURAL	0		OR			1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	530.00	530.00	1,251							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	28,000.00	28,000.00	66,080							

REVIEW DATE 04/15/2026 BY WWA Total Acres: 3.36 Total Land Value: 29,251 Market: 66,080 Agricultural: 1,251 Common: 28,000 PRINTED 07/09/2026 BY SYS