S1/2 LOT 1271
LYING W OF RATTLESNAKE TR
IN OR 2008/1065

FRANCISCO ROBERT
33458 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2026

23-1N-24-2180-1271-0010

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

33122 CRIPPLE HORSE 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	84,280
TOTAL MARKET VALUE	1,595
SOH/AGL Deduction	0
ASSESSED VALUE	1,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,595
TOTAL JUST VALUE	84,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2860/1197	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

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	3.01	AC		1.00	1.00	1.00	530.00	530.00	1,595							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.01	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,280							

REVIEW DATE 04/16/2026 BY WWA Total Acres: 3.01 Total Land Value: 1,595 Market: 84,280 Agricultural: 1,595 Common: 0 PRINTED 07/09/2026 BY SYS