

LOT 1287 (EX S-1 & S-2)
IN OR 2527/1288
1999 MERIT DW/MH

COLLINS ALBERT JACK/COLLINS STEPHANIE NICOLE
33136 RATTLESNAKE TRAIL
CALLAHAN, FL 32011

2026

23-1N-24-2180-1287-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	179,230
DCK	32	15	2021	5	380
UOP	224	25	2021	56	4,260
UOP	240	25	2021	60	4,564
TOTALS	2,852			2,477	188,435

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00

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	5.08

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	126.79	314,059	1999	2009	0	0	0 40.00	60.00	
1 M/H 94+			100% - 2022			Heated Area: 2356			HX Base Yr 2022			

UOP
2021
30

BAS
1999

UOP
2021

DCK
2021

TOTAL OB/XF												
4,298												

TOTAL OB/XF												
4,298												

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		194,970	
TOTAL MARKET OB/XF VALUE		4,298	
TOTAL LAND VALUE - MARKET		106,680	
TOTAL MARKET VALUE		305,948	
SOH/AGL Deduction		116,789	
ASSESSED VALUE		189,159	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		137,748	
TOTAL JUST VALUE		305,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,222	

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									
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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\$.									

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