PT OF LOT 1287
OR 588/1076 & L/E OR 590/154
R568224 & R568225

RICE BARBARA DIANNE REID EST
C/O TIMOTHY RICE, PO BOX 953
CALLAHAN, FL 32011

2026

23-1N-24-2180-1287-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

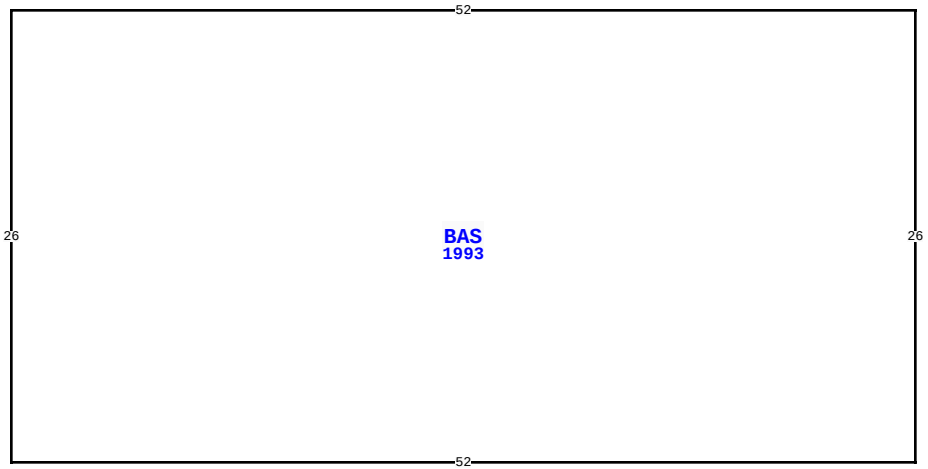
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	38,131
TOTALS	1,352			1,352	38,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	110.6000	94.01	127,102	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1352 HX Base Yr



33140 RATTLESNAKE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,131
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	106,131
SOH/AGL Deduction	34,217
ASSESSED VALUE	71,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,914
TOTAL JUST VALUE	106,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0590/0154	2/07/1990	QC	U	I	18	100
GRANTOR: LITTLE BARBARA L/E						
GRANTEE: RICE BARBARA D R						
0588/1076	1/24/1990	QC	Q	I	01	100
GRANTOR: REID BARBARD & LITTL						
GRANTEE: LITTLE BARBARA & RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E52 N26 $.

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	000100	C	RES	0	0007	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	40,000.00	40,000.00	68,000							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 1.70 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS