LOT 1288
IN OR 2550/660
ESMT OR 576/764, OR 1541/1242,

LEININGER RONALD W JR & KATHERINE
33135 RATTLESNAKE TR
CALLAHAN, FL 32011

2026

23-1N-24-2180-1288-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

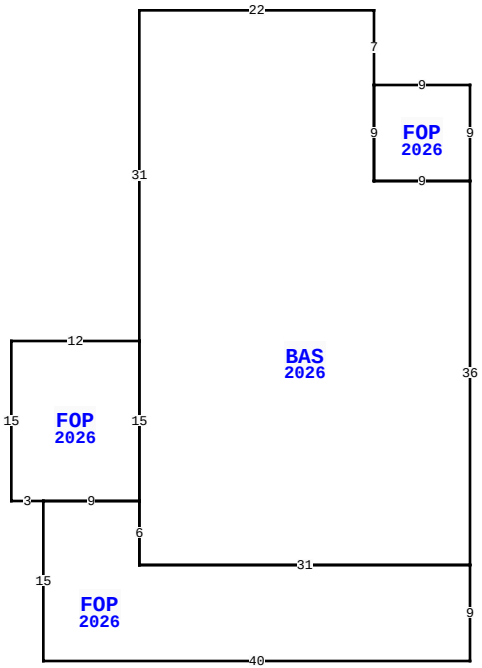
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100	2026	1,468	219,055
FOP	81	30	2026	24	3,581
FOP	180	30	2026	54	8,058
FOP	414	30	2026	124	18,503
TOTALS	2,143			1,670	249,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,670	107.3500	149.22	249,197	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1468 HX Base Yr 2026



33135 RATTLESNAKE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	06/04/2026 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,894
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		164,050
TOTAL MARKET VALUE		296,219
SOH/AGL Deduction		0
ASSESSED VALUE		296,219
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,808
TOTAL JUST VALUE		435,944
NCON VALUE		271,894
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010158	CO	262,754	09/10/2025
B240006536	PRIVATE PROVIDER	262,754	05/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0660	3/17/2022	WD	Q	V	01	82,000

GRANTOR: CAPPS LIVING TRUST
GRANTEE: LEININGER RONALD WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,0] W22 S31 S15 S6 E31 N36 W9 N9 N7 $
FOP=[YR=2026;ORIG=79,46] E9 S6 E31 S9 W40 N15 $
FOP=[YR=2026;ORIG=76,31] E12 S15 W9 W3 N15 $
FOP=[YR=2026;ORIG=110,7] E9 S9 W9 N9 $
.

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
1	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025	03	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	100		OR			1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	009400	C	RIGHT-OF-WAY	100		OR			0.50	AC		1.00	1.00	1.00	100.00	100.00	50							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	006005	A	PASTURE - GR	100		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	370.00	370.00	2,775							
5	009910	M	MARKET VALUE	100		OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	142,500							

REVIEW DATE 11/24/2025 BY WW Total Acres: 10.00 Total Land Value: 24,325 Market: 142,500 Agricultural: 2,775 Common: 21,550 PRINTED 07/09/2026 BY SYS

LOT 1288
IN OR 2550/660
ESMT OR 576/764, OR 1541/1242,

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2026

23-1N-24-2180-1288-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	02	Quality Level 02

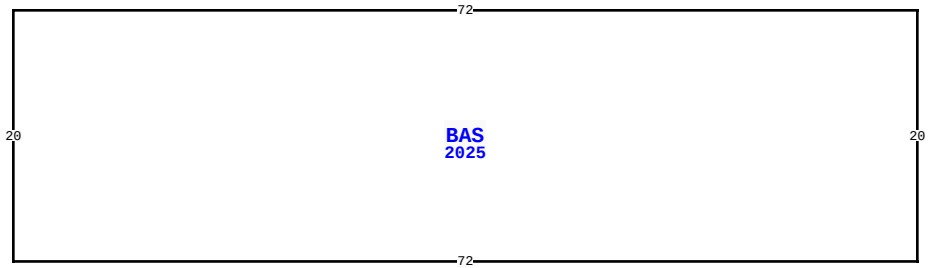
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2025	1,440	17,697
TOTALS	1,440			1,440	17,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,440	46.4360	12.54	18,058	2025	2025	0	0	0	2.00	98.00

2 BARNS 100% - 2026 Heated Area: 1440 HX Base Yr 2026



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SALES DATA

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2550/0660	3/17/2022	WD	Q	V	01	82,000

GRANTOR: CAPPS LIVING TRUST
GRANTEE: LEININGER RONALD WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=8,20] E72 S20 W72 N20 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/24/2025 BY WW Total Acres: 10.00 Total Land Value: 24,325 Market: 142,500 Agricultural: 2,775 Common: 21,550 PRINTED 07/09/2026 BY SYS