LOT 3
ROCKING HORSE FARMS PB 7/104

LOWE DUSTIN E & KRYSTAL
66178 ROCKING HORSE LN
CALLAHAN, FL 32011

2023

05-2N-26-1875-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

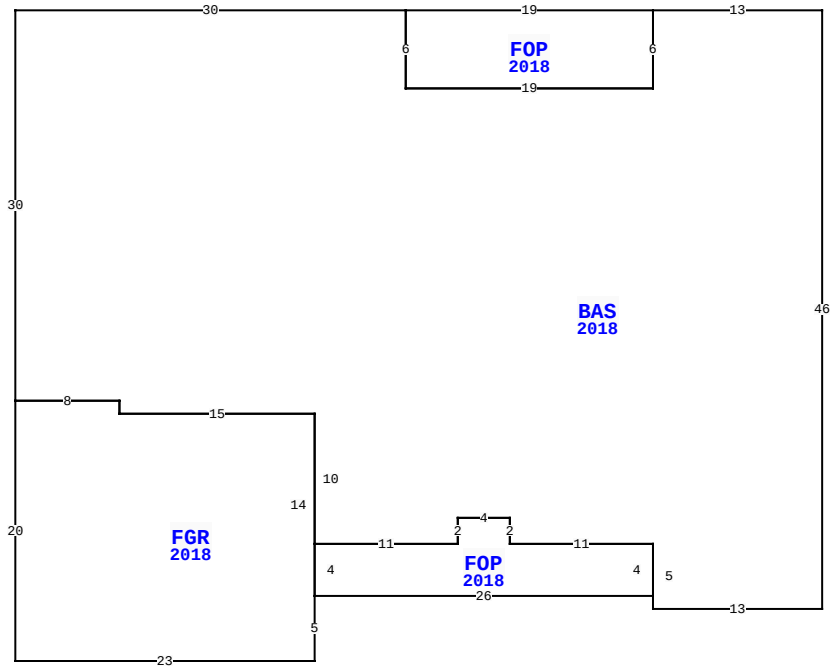
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100	2,247	300,805
FGR	445	55	245	32,798
FOP	112	30	34	4,551
FOP	114	30	34	4,551
TOTALS	2,918		2,560	342,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,560	116.2224	138.01	353,306	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2022 Heated Area: 2247 HX Base Yr 2022



66178 ROCKING HORSE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,144
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		463,124
SOH/AGL Deduction		76,696
ASSESSED VALUE		386,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,428
TOTAL JUST VALUE		463,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004921	XFOB	1,600	06/01/2019
17007834	CO ISSUED	0	09/27/2018
18000860	GARAGE	30,307	03/01/2018
17007834	NEW CONSTR	273,255	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2493/1678	8/31/2021	WD	Q	I	01	450,000
GRANTOR: CLAYTON ROBERT & BEVE						
GRANTEE: LOWE DUSTIN E & KRY						
2233/1441	10/29/2018	WD	Q	I	01	306,500
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: CLAYTON ROBERT & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W19 S6 E19 N6$ S6 W19 N6 W30 S30 FGR=[YR=2018] S20 E23 N5 FOP=[YR=2018] E26 N4 W11 N2 W4 S2 W11 S4$ N14 W15 N1 W8 $ E8 S1 E15 S10 E11 N2 E4 S2 E11 S5 E13 N46$.

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
1	0812	CONCRETE C	0	100	0	0	3,056.00	SF	4.00	4.00	100	2018	2018	3	98	11,980	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 11/09/2020 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

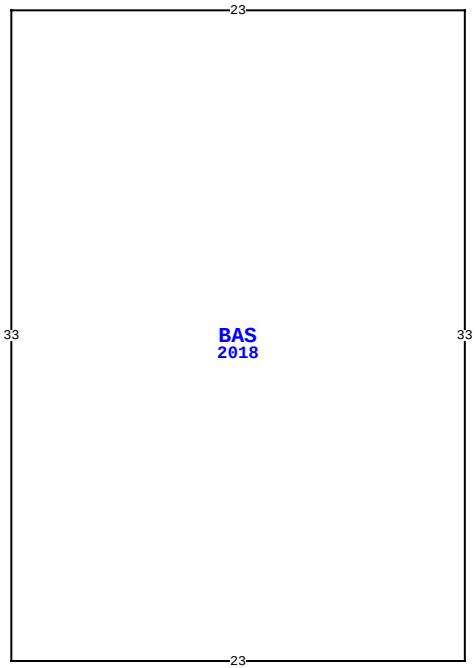
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	759	100	759	25,809
TOTALS	759		759	25,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	759	101.2000	35.42	26,884	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2022 Heated Area: 759 HX Base Yr 2022



66178 ROCKING HORSE LN, CALLAHAN

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XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,144
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		463,124
SOH/AGL Deduction		76,696
ASSESSED VALUE		386,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,428
TOTAL JUST VALUE		463,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1678	8/31/2021	WD	Q	I	01	450,000
GRANTOR: CLAYTON ROBERT & BEVE						
GRANTEE: LOWE DUSTIN E & KRY						
2233/1441	10/29/2018	WD	Q	I	01	306,500
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: CLAYTON ROBERT & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W23 S33 E23 N33$.

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 11/09/2020 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

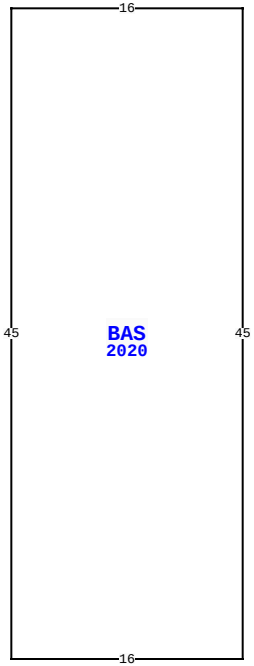
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,628
TOTALS	720		720	17,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	25.24	18,173	2019	2019	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2022 Heated Area: 720 HX Base Yr 2022



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NCON VALUE		0
INCOME VALUE		
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2233/1441	10/29/2018	WD	Q	I	01	306,500
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: CLAYTON ROBERT & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S45 E16 N45$.

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 11/09/2020 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS