

LOT 4
IN OR 2231/117
ROCKING HORSE FARMS PB 7/104

HASKINS TARA R & LANCE
66208 ROCKING HORSE LN
CALLAHAN, FL 32011

2023

05-2N-26-1875-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

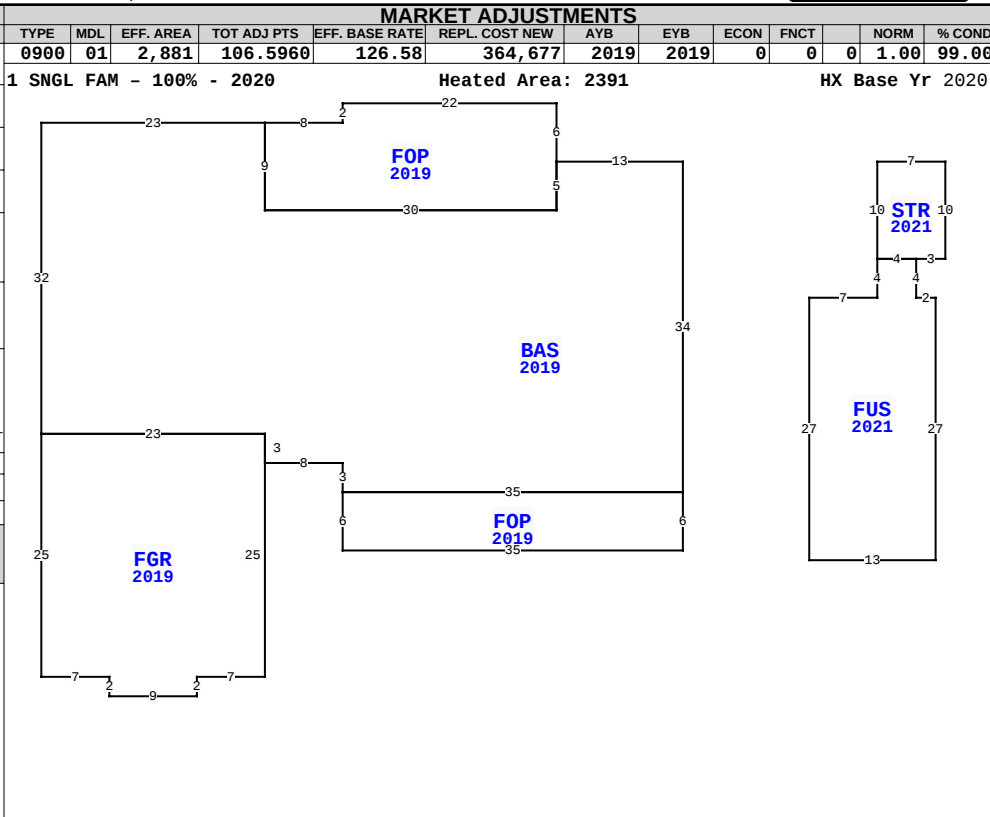
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100	2,024	253,636
FGR	593	55	326	40,852
FOP	210	30	63	7,895
FOP	314	30	94	11,780
FUS	367	100	367	45,990
STR	70	10	7	877

TOTALS	3,578		2,881	361,030
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	1,518.00	SF	5.20	5.20
3	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	568.00	SF	10.00	10.00
5	0462	ST/AL FNC	0 100	0	0	1,584.00	SF	10.00	10.00
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00

REVIEW DATE 12/14/2021 BY KB



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

66208 ROCKING HORSE LN, CALLAHAN

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,551	
TOTAL MARKET OB/XF VALUE		63,198	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		511,749	
SOH/AGL Deduction		187,500	
ASSESSED VALUE		324,249	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		274,249	
TOTAL JUST VALUE		511,749	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000592	GARAGE	50,715	01/20/2021
18012555	CO ISSUED	0	07/05/2019
19000539	SWIM POOL	30,000	02/01/2019
18012555	NEW CONSTR	302,396	12/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2231/0117	10/16/2018	WD	Q	V	02
GRANTOR: PREMIER HOMES OF N FL					
GRANTEE: HASKINS TARA R & LA					
2147/1846	9/25/2017	WD	Q	V	05
GRANTOR: ROCKING HORSE DEVELOP					
GRANTEE: PREMIER HOMES OF NO					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W13 FOP=[YR=2019] N6 W22 S2 W8 S9 E30 N5\$ S5 W30 N9 W23 S32 FGR=[YR=2019] S25 E7 S2 E9 N2 E7 N25 W23\$ E23 S3 E8 S3 FOP=[YR=2019] S6 E35 N6 W35\$ E35 N34\$ PTR= E20 STR=[YR=2021] E7 S10 W3 FUS=[YR=2021] S4 E2 S27 W13 N27 E7 N4 E4 \$ W4 N10\$ W20\$.									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00

PRINTED 08/02/2023 BY SYS

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