LOT 9
IN OR 1938/1745 & OR 1938/1747
ROCKING HORSE FARMS PB 7/104

MORAN JEAN C
66350 ROCKING HORSE LN
CALLAHAN, FL 32011-8809

2023

05-2N-26-1875-0009-0000

BUILDING CHARACTERISTICS

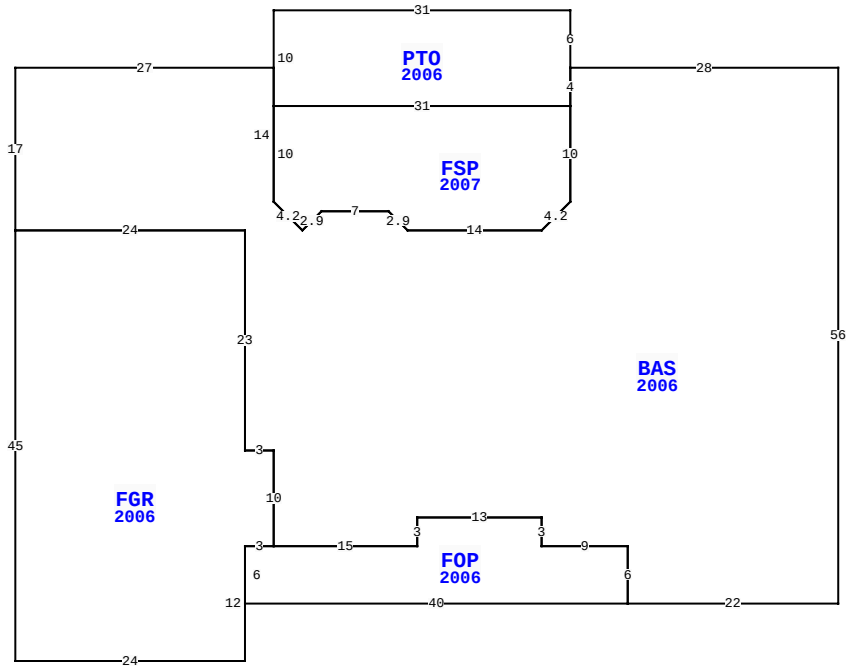
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,071	100	3,071	346,323
FGR	1,110	55	610	68,791
FOP	279	30	84	9,473
FSP	376	40	150	16,916
PTO	310	5	16	1,804
TOTALS	5,146		3,931	443,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,931	107.9190	128.15	503,758	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2008 Heated Area: 3071 HX Base Yr 2008



66350 ROCKING HORSE LN, CALLAHAN

BLD DATE	12/17/2007	KW	LGL DATE	
XF DATE	08/15/2007	JM	LAND DATE	01/25/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,307
TOTAL MARKET OB/XF VALUE		17,133
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		525,440
SOH/AGL Deduction		221,776
ASSESSED VALUE		303,664
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		248,664
TOTAL JUST VALUE		525,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19373	ADDITION	2,450	01/01/2007
E0617496	ELEC OTHER	1,850	06/01/2006
M11559	MECH OTHER	0	05/01/2006
P10856	OTHER	0	03/01/2006
C17156	CO ISSUED	0	02/01/2006
R08945	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1327/1885	6/23/2005	WD	U	V	19	43,500
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: MORAN JOSEPH						
1313/1108	4/29/2005	WD	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 PTO=[YR=2006] N6 W31 S10 E31 N4$ S4
FSP=[YR=2007] W31S10 D3 R3 R2 U2 E7 D2 R2 E14 R3 U3
N10$ S10 D3 L3 W14 L2 U2 W7 D2 L2 L3 U3 N14 W27 S17
FGR=[YR=2006] S45 E24 N12 E3 N10 W3 N23 W24$ E24 S23 E3 S10
FOP=[YR=2006] W3 S6 E40 N6 W9 N3 W13 S3 W15$ E15 N3 E13 S3 E9
S6 E22 N56$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0819	CONC 12"	0	100	12	8	96.00	SF	9.50	9.50	100	2006	2006	3	88	803	
3	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	2006	2006	3	97	512	
4	0812	CONCRETE C	0	100	0	0	3,589.00	SF	4.00	4.00	100	2006	2006	3	88	12,633	

LAND DESCRIPTION

TOTAL OB/XF 17,133

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	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 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS