LOT 12
IN OR 2069/389
ROCKING HORSE FARMS PB 7/104

SANDERS RONNY J & RHONDA M
66452 ROCKING HORSE LN
CALLAHAN, FL 32011

2023

05-2N-26-1875-0012-0000

BUILDING CHARACTERISTICS

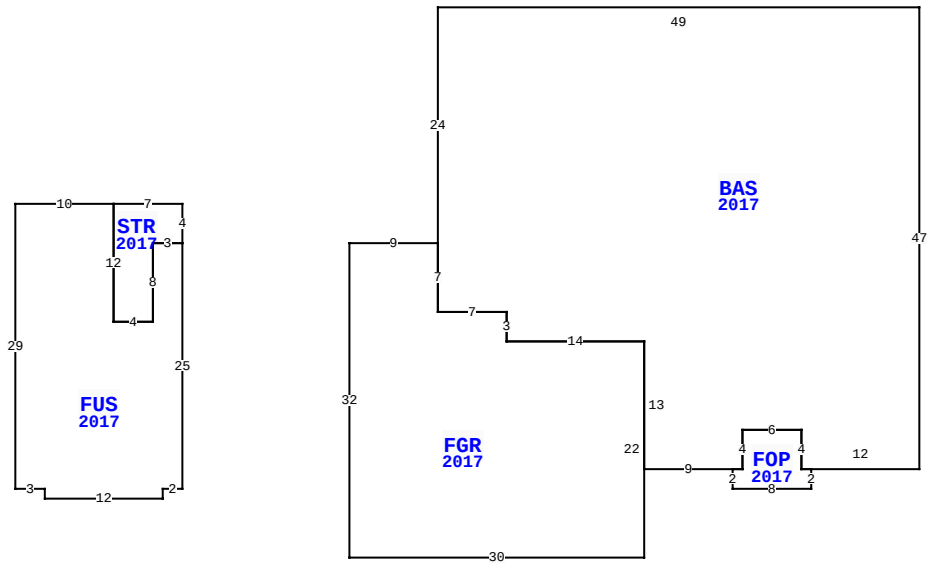
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,985	100	1,985	256,397
FGR	771	55	424	54,767
FOP	40	30	12	1,550
FUS	445	100	445	57,480
STR	60	10	6	775
TOTALS	3,301		2,872	370,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	113.0115	134.20	385,422	2017	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2023 Heated Area: 2430 HX Base Yr



66452 ROCKING HORSE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,969
TOTAL MARKET OB/XF VALUE		50,637
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		486,606
SOH/AGL Deduction		0
ASSESSED VALUE		486,606
TOTAL EXEMPTION VALUE	13	486,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		486,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004242	ADDITION	23,804	06/01/2018
18002259	SWIM POOL	45,125	04/01/2018
1704852	CO ISSUED	0	06/01/2017
B1633416	NEW CONSTR	0	11/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2069/0389	8/30/2016	TD	Q	V	02	44,000
GRANTOR: CASTNER-TILTON LIVING						
GRANTEE: SANDERS RONNY J & R						
1330/1973	7/06/2005	WD	Q	V		59,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: CASTNER J MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W49 S24 FGR=[YR=2017] W9 S32 E30 N22 W14 N3 W7 N7$ S7 E7 S3 E14 S13 E9 FOP=[YR=2017] S2 E8 N2 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 N47$ PTR=W75 S20 STR=[YR=2017] W7 FUS=[YR=2017] W10 S29 E3 S1 E12 N1 E2 N25 W3 S8 W4 N12$ S12 E4 N8 E3 N4$ N20 E75$.

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	0811	CONCRETE B	0	100	0	0	1,390.00	SF	5.20	5.20	100	2017	2017	3	97	7,011	
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2019	2019	3	93	22,766	
3	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50	17.50	100	2019	2019	3	90	15,750	
4	0845	KOOL DECK	0	100	0	0	712.00	SF	7.25	7.25	100	2019	2019	3	99	5,110	

LAND DESCRIPTION

TOTAL OB/XF 50,637

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 11/30/2022 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS