



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	

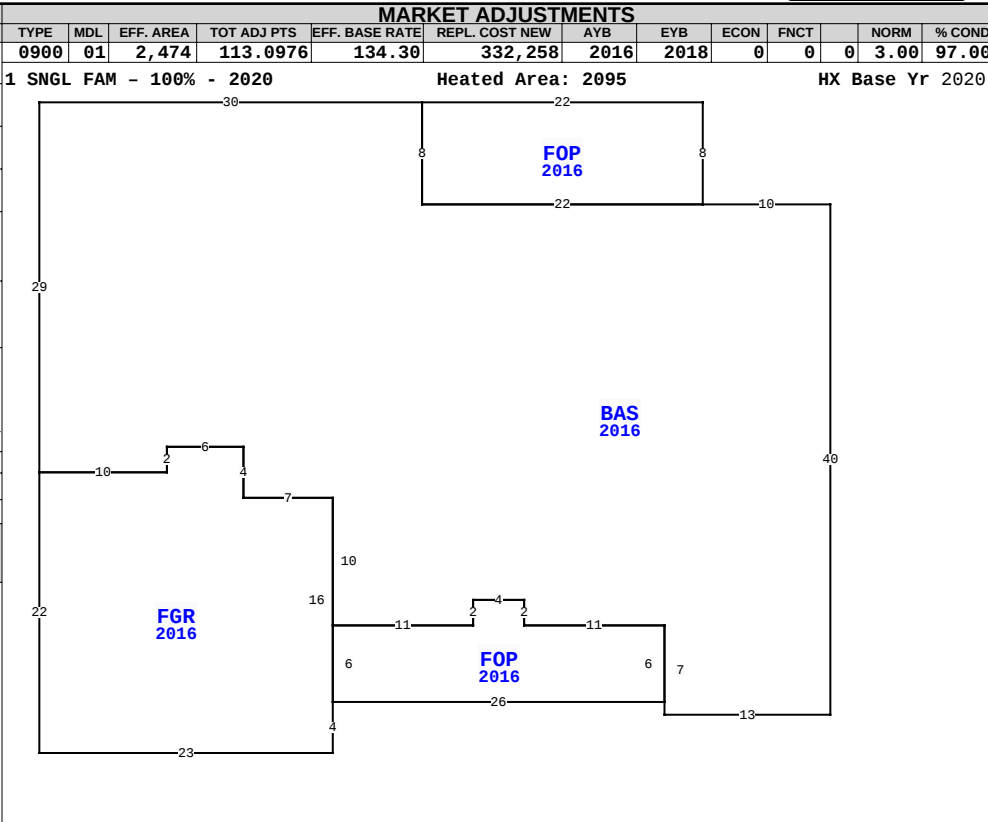
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	272,918
FGR	504	55	277	36,085
FOP	164	30	49	6,384
FOP	176	30	53	6,904

TOTALS	2,939		2,474	322,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,201.00	SF	4.00	4.00

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	03/06/2020	BY	KBP
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66492 ROCKING HORSE LN, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	2,201.00	SF	4.00	4.00	100	2016	2016	3	97	8,540	

TOTAL OB/XF										8,540						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										322,290					
TOTAL MARKET OB/XF VALUE										8,540					
TOTAL LAND VALUE - MARKET										65,000					
TOTAL MARKET VALUE										395,830					
SOH/AGL Deduction										121,515					
ASSESSED VALUE										274,315					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										224,315					
TOTAL JUST VALUE										395,830					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										315,854					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632591	C0 ISSUED	0	11/22/2016
B1632591	NEW CONSTR	253,913	06/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/0447	3/08/2019	WD	Q	I	01	330,000	
GRANTOR: BROOKS HENRY & ROSE							
GRANTEE: FOWLER JOSHUA D & M							
2085/0029	11/23/2016	WD	Q	I	01	263,700	
GRANTOR: PREMIER HOMES OF NORT							
GRANTEE: BROOKS HENRY & ROSE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W10 FOP=[YR=2016] N8 W22 S8 E22\$ W22 N8 W30 S29									
FGR=[YR=2016] S22 E23 N4 FOP=[YR=2016] E26 N6 W11 N2 W4 S2									
W11 S6\$ N16 W7 N4 W6 S2 W10\$ E10 N2 E6 S4 E7 S10 E11 N2 E4 S2									
E11 S7 E13 N40\$.									