

LOT 18
IN OR 2068/439
ROCKING HORSE FARMS PB 7/104

LIRAS TRICIA A & DEMETRIOS
66307 ROCKING HORSE LANE
CALLAHAN, FL 32011

2023

05-2N-26-1875-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,338	100	1,338	173,035
FGR	543	55	299	38,668
FOP	371	30	111	14,355
FUS	1,317	100	1,317	170,319
PTO	414	5	21	2,716
STR	36	10	4	517

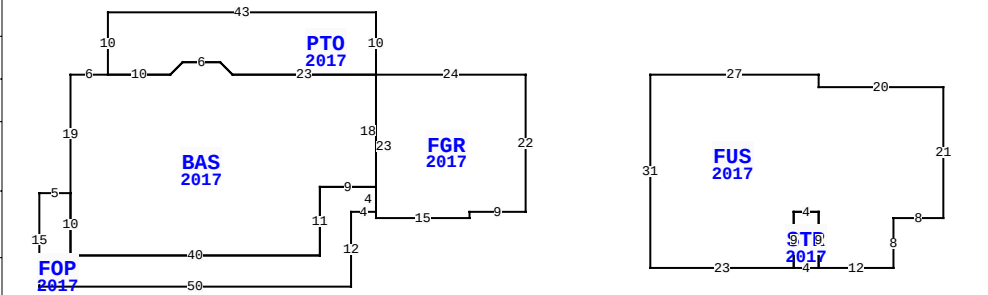
TOTALS	4,019		3,090	399,610
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	14	14	196.00	SF	10.00	10.00	100	2017
2	0855	CONC PAVER	0 100	0	0	448.00	SF	10.00	10.00	100	2017
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2017
4	0462	ST/AL FNC	0 100	186	4	744.00	SF	10.00	10.00	100	2017
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017
6	0812	CONCRETE C	0 100	0	0	2,835.00	SF	4.00	4.00	100	2017

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

REVIEW DATE 11/30/2022 BY KWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,090	111.1866	132.03	407,973	2017	2017	0	0	2.05	97.95
1 SNGL FAM - 100% - 2018											
Heated Area: 2655											
HX Base Yr 2018											



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

66307 ROCKING HORSE LN, CALLAHAN											
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TOTAL OB/XF											
57,366											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			413,281
TOTAL MARKET OB/XF VALUE			57,366
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			535,647
SOH/AGL Deduction			185,733
ASSESSED VALUE			349,914
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			299,914
TOTAL JUST VALUE			535,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002915	CO ISSUED	0	04/04/2017
B1633450	SWIM POOL	30,000	11/01/2016
B1633231	NEW CONSTR	323,991	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2068/0439	8/26/2016	WD	Q	V	01	40,000	
GRANTOR: ROCKING HORSE DEVELOP							
GRANTEE: LIRAS TRICIA A & DE							
1313/1108	4/29/2005	WD	U	V	19	747,400	
GRANTOR: THE JOHN STOKES COMPA							
GRANTEE: ROCKING HORSE DEVEL							

BUILDING NOTES											
FGR=[YR=2017] W24 PTO=[YR=2017] N10 W43 S10 BAS=[YR=2017] W6 S19 FOP=[YR=2017] W5 S15 E50 N12 E4 N4 W9 S11 W40 N10\$ S10 E40 N11 E9 N18 W23 U2 L2 W6 D2 L2 W10\$ E10 U2 R2 E6 D2 R2 E23\$ S23 E15 N1 E9 N22\$ PTR=E20 FUS=[YR=2017] E27 S2 E20 S21 W8 S8 W12 STR=[YR=2017] W4 N9 E4 S9\$ N9 W4 S9 W23 N31\$ W20\$.											

BUILDING DIMENSIONS											
FGR=[YR=2017] W24 PTO=[YR=2017] N10 W43 S10 BAS=[YR=2017] W6 S19 FOP=[YR=2017] W5 S15 E50 N12 E4 N4 W9 S11 W40 N10\$ S10 E40 N11 E9 N18 W23 U2 L2 W6 D2 L2 W10\$ E10 U2 R2 E6 D2 R2 E23\$ S23 E15 N1 E9 N22\$ PTR=E20 FUS=[YR=2017] E27 S2 E20 S21 W8 S8 W12 STR=[YR=2017] W4 N9 E4 S9\$ N9 W4 S9 W23 N31\$ W20\$.											

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