LOT 19
IN OR 2028/136
ROCKING HORSE FARMS PB 7/104

DEACON EDWARD G & TAMMY H
66239 ROCKING HORSE LN
CALLAHAN, FL 32011

2023

05-2N-26-1875-0019-0000

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	11	CLAY TILE 50
Interior Floo	15	HARDTILE 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

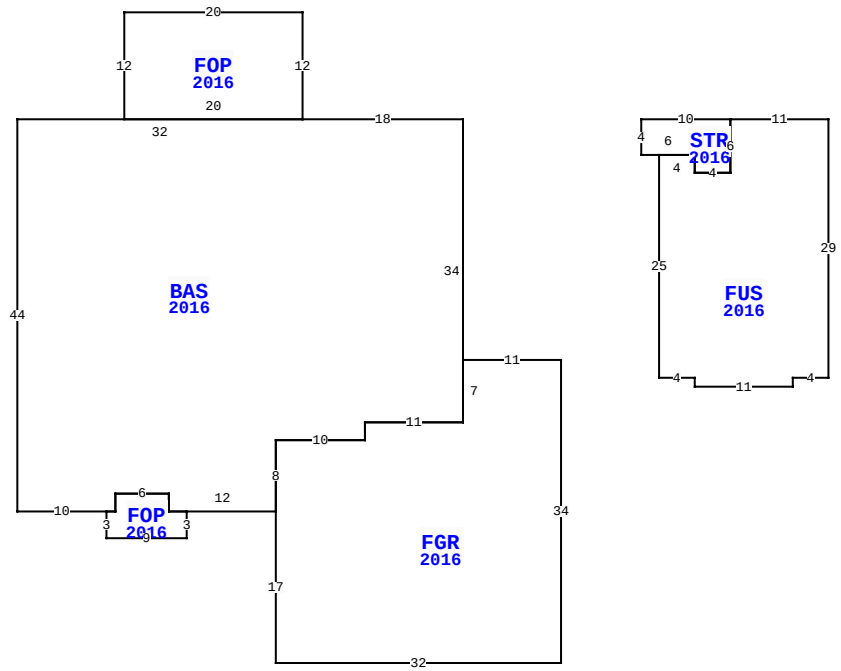
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,998	100	1,998	272,630
FGR	921	55	507	69,181
FOP	39	30	12	1,637
FOP	240	30	72	9,824
FUS	522	100	522	71,228
STR	48	10	5	683
TOTALS	3,768		3,116	425,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,116	117.8520	139.95	436,084	2016	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2017 Heated Area: 2520 HX Base Yr 2017



66239 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		425,182
TOTAL MARKET OB/XF VALUE		71,117
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		561,299
SOH/AGL Deduction		190,677
ASSESSED VALUE		370,622
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		320,622
TOTAL JUST VALUE		561,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP166521	GARAGE	0	01/25/2017
B1631795	CO ISSUED	0	06/29/2016
B1631889	SWIM POOL	28,500	03/01/2016
B1631795	NEW CONSTR	332,316	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2028/0136	2/05/2016	WD	Q	V	01	36,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: DEACON EDWARD G & T						
2027/0249	1/19/2016	WD	Q	V	05	105,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FOP=[YR=2016] N12 W20 S12 E20$ W32 S44 E10 FOP=[YR=2016] S3 E9 N3 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2016] S17 E32 N34 W11 S7 W11 S2 W10 S8$ N8 E10 N2 E11 N34$ PTR=E20 STR=[YR=2016] E10 FUS=[YR=2016] E11 S29 W4 S1 W11 N1 W4 N25 E4 S2 E4 N6$ S6 W4 N2 W6 N4$ W20$.

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	1,890.00	SF	5.20	5.20	100	2016	2016	3	97	9,533	
2	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2016	2016	3	84	32,987	
3	0855	CONC PAVER	0	100	0	0	446.00	SF	10.00	10.00	100	2016	2016	3	97	4,326	
4	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2016	2016	3	84	5,443	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	
6	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2017	2017	3	87	14,616	
7	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2017	2017	3	82	3,936	

LAND DESCRIPTION

TOTAL OB/XF 71,117

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 03/06/2020 BY KBP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS