LOT 22
ROCKING HORSE FARMS PB 7/104

ABSHIER CHRISTOPHER S
66149 ROCKING HORSE LANE
CALLAHAN, FL 32011

2023

05-2N-26-1875-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

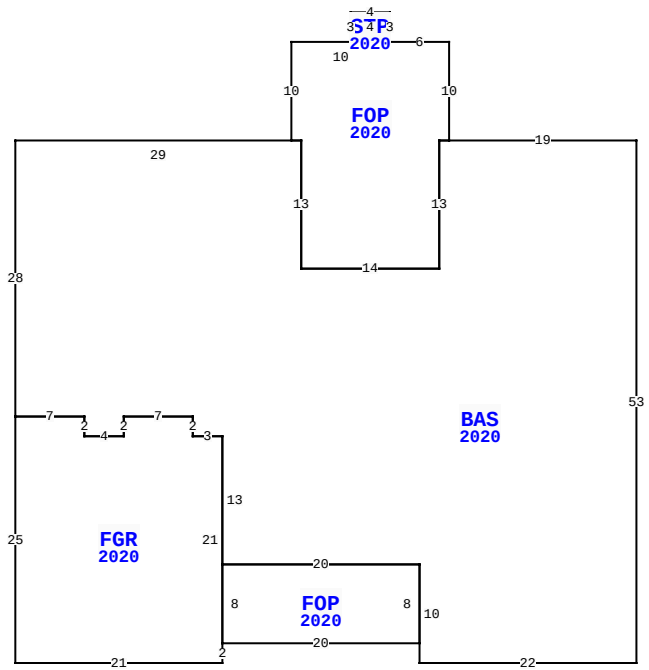
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,446	100	2,446	325,080
FGR	511	55	281	37,346
FOP	160	30	48	6,379
FOP	342	30	103	13,689
STP	12	10	1	133
TOTALS	3,471		2,879	382,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,879	113.5050	134.79	388,060	2020	2020	0	0	0	1.40	98.60

1 SNGL FAM – 100% - 2022 Heated Area: 2446 HX Base Yr 2022



66149 ROCKING HORSE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		411,227
TOTAL MARKET OB/XF VALUE		13,611
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		489,838
SOH/AGL Deduction		120,239
ASSESSED VALUE		369,599
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,599
TOTAL JUST VALUE		489,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009634	GARAGE	57,960	10/13/2020
19008698	CO ISSUED	0	05/01/2020
19005158	NEW CONSTR	331,000	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1534	3/11/2022	QC	U	I	11	100
GRANTOR: ABSHIER CHRISTOPHER S						
GRANTEE: ABSHIER CHRISTOPHER						
2278/0144	5/30/2019	WD	Q	V	01	52,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: ABSHIER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] N10 W6 STP=[YR=2020] N3 W4 S3 E4$ W10 S10 E1 S13 E14 N13 E1$ W1 S13 W14 N13 W29 S28 FGR=[YR=2020] S25 E21 N2 FOP=[YR=2020] E20 N8 W20 S8$ N21 W3 N2 W7 S2 W4 N2 W7$ E7 S2 E4 N2 E7 S2 E3 S13 E20 S10 E22 N53$.

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	1,864.00	SF	5.20	5.20	100	2020	2020	3	99	9,596	
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	100	2020	2020	3	99	4,015	

LAND DESCRIPTION

TOTAL OB/XF 13,611

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 03/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

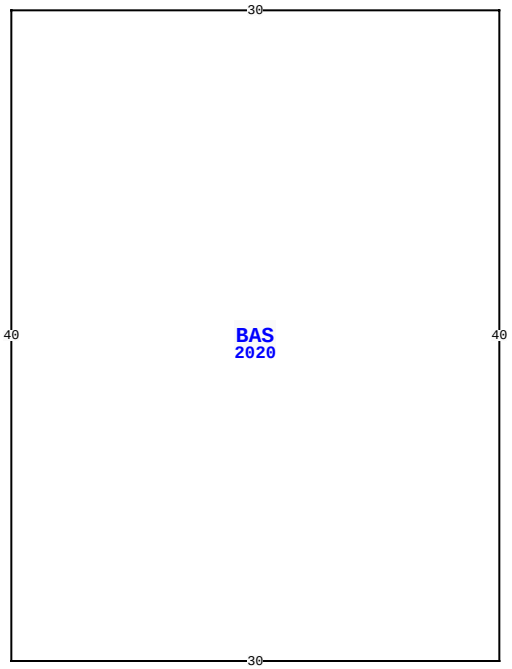
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	28,600
TOTALS	1,200		1,200	28,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	24.32	29,184	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1200 HX Base Yr 2022



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2278/0144	5/30/2019	WD	Q	V	01	52,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: ABSHIER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S40 E30 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS