

LOT 23
IN OR 2474/1935
ROCKING HORSE FARMS PB 7/104

BUSBEE LEON
66125 ROCKING HORSE LN
CALLAHAN, FL 32011

2023

05-2N-26-1875-0023-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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

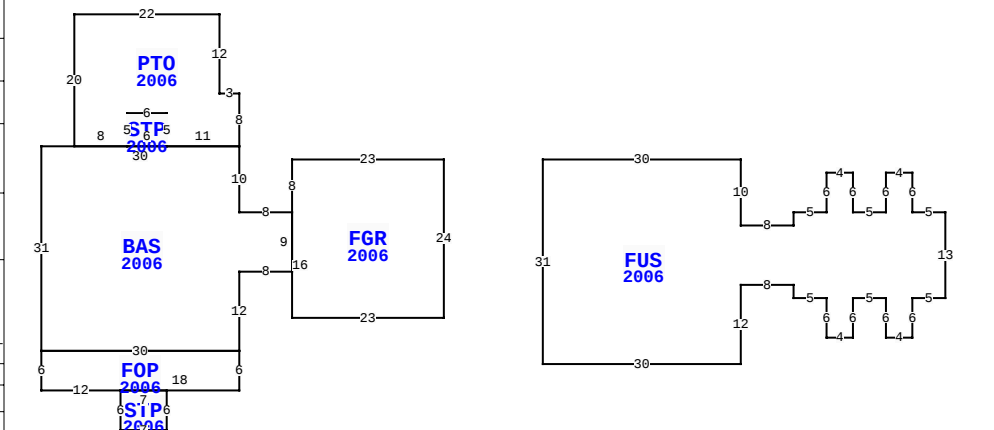
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	1,002	131,687
FGR	552	55	304	39,953
FOP	180	30	54	7,097
FUS	1,397	100	1,397	183,600
PTO	434	5	22	2,892
STP	30	10	3	394
STP	42	10	4	525
TOTALS	3,637		2,786	366,147

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,948.00	SF	4.00	4.00	100	2006
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
6	0940	SHEDS/PORT	0 100	8	10	80.00	SF	33.00	33.00	100	1990
7	0510	GARAGE WD-	0 100	0	0	960.00	SF	35.00	35.00	100	2014

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,786	119.6496	142.08	395,835	2006	2006	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2014					Heated Area: 2399					HX Base Yr 2014		



BLD DATE	XF DATE	INC DATE	01/23/2007	JM	LGL DATE	LAND DATE	AG DATE	01/23/2007	JM
66125 ROCKING HORSE LN, CALLAHAN									

TOTAL OB/XF											
42,118											

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					366,147				
TOTAL MARKET OB/XF VALUE					42,118				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					473,265				
SOH/AGL Deduction					167,739				
ASSESSED VALUE					305,526				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					255,526				
TOTAL JUST VALUE					473,265				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					370,321				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327356	CARPORT	19,985	06/01/2013
B0515817	NEW CONSTR	0	12/01/2005
C15817	CO ISSUED	0	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2474/1935	5/13/2021	QC	U	I	11	100	
GRANTOR: BUSBEE CELESTE							
GRANTEE: BUSBEE LEON							
1861/1246	6/10/2013	WD	Q	I	02	280,000	
GRANTOR: ROCKING HORSE DEVELOP							
GRANTEE: BUSBEE CELESTE Z &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] W23 S8BAS=[YR=2006] W8 N10 PTO=[YR=2006] N8 W3 N12 W22 S20 E8 STP=[YR=2006] E6N5 W6 S5\$N5 E6 S5 E11\$ W30 S31 FOP=[YR=2006] S6E12 STP=[YR=2006] S6 E7 N6 W7\$ E18 N6 W30\$ E30 N12 E8 N9\$ S16 E23 N24\$ PTR=E15 FUS=[YR=2006] E30 S10 E8 N2 E5 N6 E4 S6 E5 N6 E4 S6 E5S13 W5 S6 W4 N6 W5 S6 W4 N6 W5 N2 W8 S12 W30 N31\$ W15\$.									