

LOT 1
IN OR 2247/110
ROCKING HORSE FARMS PB 7/104

PATNODE JAY M & IRENE S
66110 ROCKING HORSE LN
CALLAHAN, FL 32011

2024

05-2N-26-1875-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

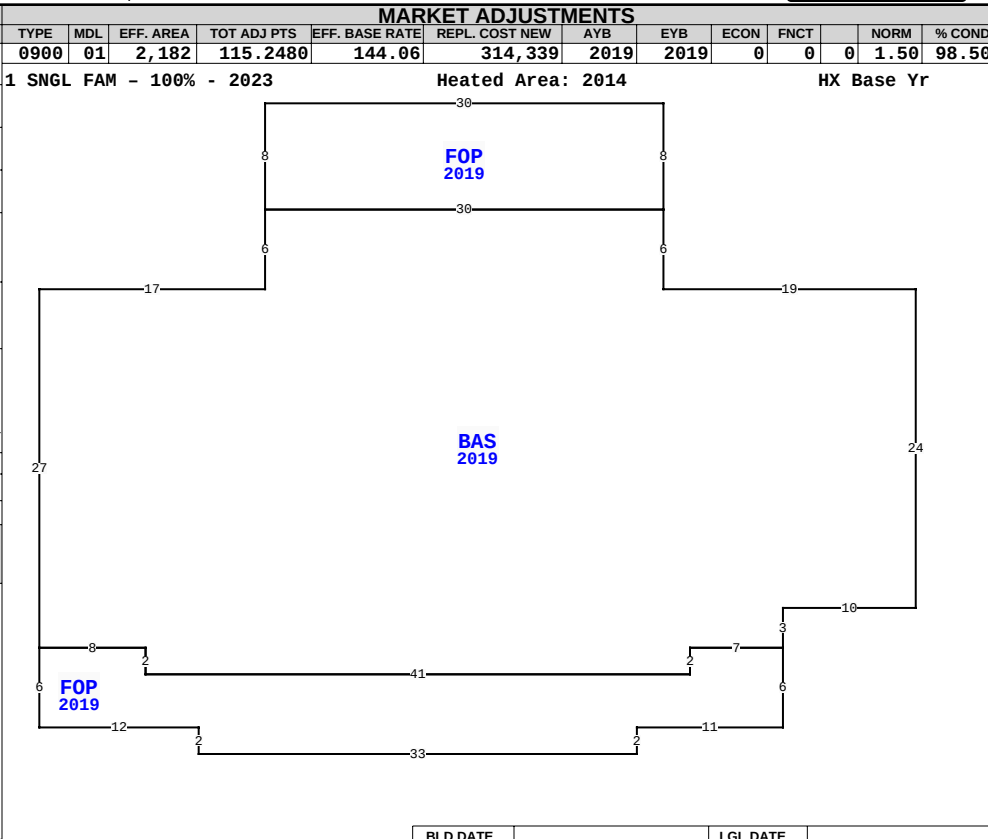
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2,014	285,785
FOP	240	30	72	10,216
FOP	320	30	96	13,623
TOTALS	2,574		2,182	309,624

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	2,013.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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		CG	0.00	0.00	1.00

REVIEW DATE 12/14/2021 BY KB



TOTAL OB/XF									
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	2,013.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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1	0812	CONCRETE C	0 100	0	0	2,013.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		350,553	
TOTAL MARKET OB/XF VALUE		11,356	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		426,909	
SOH/AGL Deduction		1,075	
ASSESSED VALUE		425,834	
TOTAL EXEMPTION VALUE		13	425,834
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		426,909	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		413,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002713	CARPORT	29,890	03/08/2021
20002163	GARAGE	40,572	03/10/2020
19000221	CO ISSUED	0	07/09/2019
17006051	NEW CONSTR	249,169	01/01/2019
17006053	GARAGE	19,884	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2247/0110	1/02/2019	WD	Q	V	01	52,000	
GRANTOR: PREMIER HOMES OF N FL							
GRANTEE: PATNODE JAY M & IRE							
2147/1846	9/25/2017	WD	Q	V	05	212,000	
GRANTOR: ROCKING HORSE DEVELOP							
GRANTEE: PREMIER HOMES OF NO							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2019] W19 N6 FOP=[YR=2019] N8 W30 S8 E30\$ W30 S6 W17 S27 FOP=[YR=2019] S6 E12 S2 E33 N2 E11 N6 W7 S2 W41 N2 W8\$ E8 S2 E41 N2 E7 N3 E10 N24\$.							

TOTAL OB/XF									
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	2,013.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 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	450	100	450	12,243
TOTALS	450		450	12,243

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	450	80.9600	28.34	12,753	2019	2019	0	0	0	4.00	96.00	
2 GARAGE RES - 100% - 2023													
Heated Area: 450													
HX Base Yr													
BAS 2019													

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