



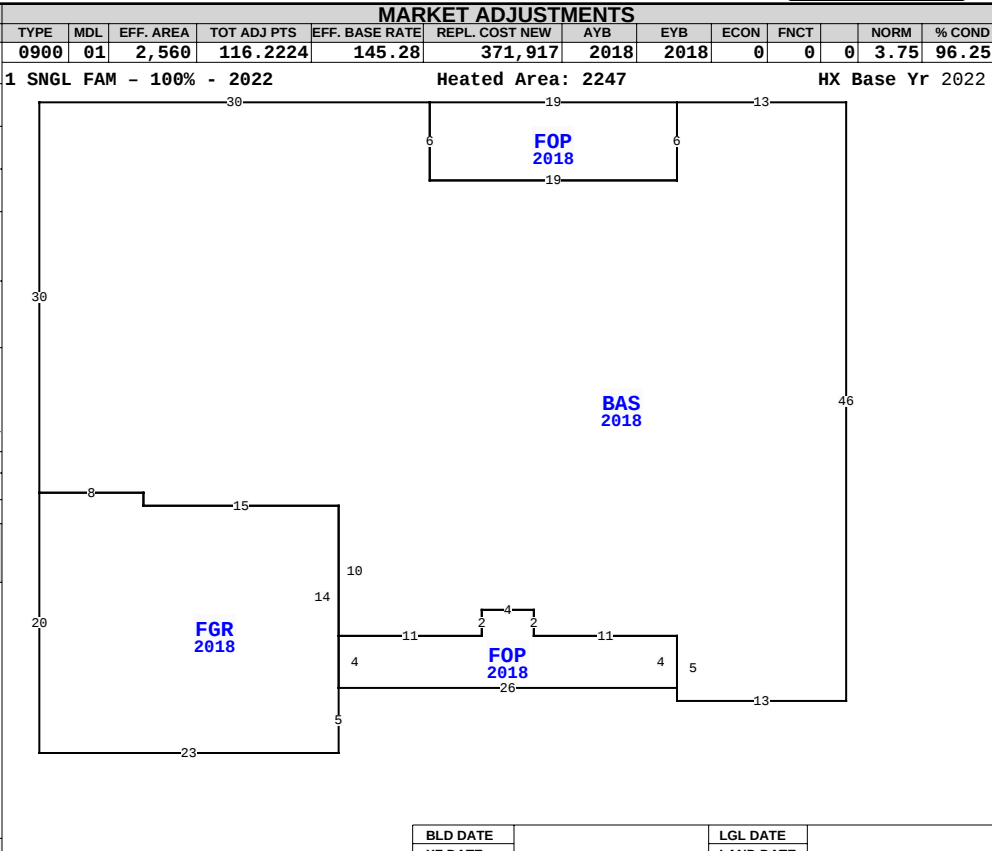
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,247	100	2,247	314,202
FGR	445	55	245	34,259
FOP	112	30	34	4,755
FOP	114	30	34	4,755
TOTALS	2,918		2,560	357,970

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,056.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	100	45	20	900.00	SF	4.00	4.00	

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



66178 ROCKING HORSE LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
15,457	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000.00	65,000.00	65,000									

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,435	
TOTAL MARKET OB/XF VALUE		15,457	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		479,892	
SOH/AGL Deduction		78,271	
ASSESSED VALUE		401,621	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		351,621	
TOTAL JUST VALUE		479,892	
NCON VALUE		3,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004921	XFOB	1,600	06/01/2019
17007834	CO ISSUED	0	09/27/2018
18000860	GARAGE	30,307	03/01/2018
17007834	NEW CONSTR	273,255	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1678	8/31/2021	WD	Q	I	01	450,000
GRANTOR: CLAYTON ROBERT & BEVE						
GRANTEE: LOWE DUSTIN E & KRY						
2233/1441	10/29/2018	WD	Q	I	01	306,500
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: CLAYTON ROBERT & BE						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2018] W13 FOP=[YR=2018] W19 S6 E19 N6\$ S6 W19 N6 W30 S30 FGR=[YR=2018] S20 E23 N5 FOP=[YR=2018] E26 N4 W11 N2 W4 S2 W11 S4\$ N14 W15 N1 W8 \$ E8 S1 E15 S10 E11 N2 E4 S2 E11 S5 E13 N46\$.											

LOWE DUSTIN E & KRYSTAL
66178 ROCKING HORSE LN
CALLAHAN, FL 32011

2024

05-2N-26-1875-0003-0000

[illegible]

LOWE DUSTIN E & KRYSTAL
66178 ROCKING HORSE LN
CALLAHAN, FL 32011

05-2N-26-1875-0003-0000

[illegible]