

LOT 4
IN OR 2231/117
ROCKING HORSE FARMS PB 7/104

HASKINS TARA R & LANCE
66208 ROCKING HORSE LN
CALLAHAN, FL 32011

2024

05-2N-26-1875-0004-0000



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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	2,024	100
FGR	593	55
FOP	210	30
FOP	314	30
FUS	367	100
STR	70	10
TOTALS	3,578	2,881

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,881	106.5960	133.24	383,864	2019	2019	0	0	1.50	98.50
1 SNGL FAM - 100% - 2020 Heated Area: 2391 HX Base Yr 2020											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						400,399
TOTAL MARKET OB/XF VALUE						61,581
TOTAL LAND VALUE - MARKET						65,000
TOTAL MARKET VALUE						526,980
SOH/AGL Deduction						193,004
ASSESSED VALUE						333,976
TOTAL EXEMPTION VALUE			HX	HB	50,000	
BASE TAXABLE VALUE						283,976
TOTAL JUST VALUE						526,980
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						511,749

EXTRA FEATURES							66208 ROCKING HORSE LN, CALLAHAN				INC DATE					AG DATE	
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	1,518.00	SF	5.20	5.20	100	2019	2019	3	98	7,736	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2019	2019	3	90	29,988	
4	0855	CONC PAVER	0	100	0	0	568.00	SF	10.00	10.00	100	2019	2019	3	98	5,566	
5	0462	ST/AL FNC	0	100	0	0	1,584.00	SF	10.00	10.00	100	2019	2019	3	90	14,256	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	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	816	100	816	19,816
FCP	408	25	102	2,477
TOTALS	1,224		918	22,293

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	918	70.7940	24.78	22,748	2021	2021	0	0	0	2.00	98.00
2 GARAGE RES - 100% - 2020												
Heated Area: 816												
HX Base Yr 2020												
12 24 34 34 12 24 FCP 2021 BAS 2021												
BLD DATE								LGL DATE				
XF DATE								LAND DATE				