LOT 5
ROCKING HORSE FARMS PB 7/104

PERKINS JUSTIN MARK & AMY M
66236 ROCKING HORSE LANE
CALLAHAN, FL 32011

2024

05-2N-26-1875-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 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

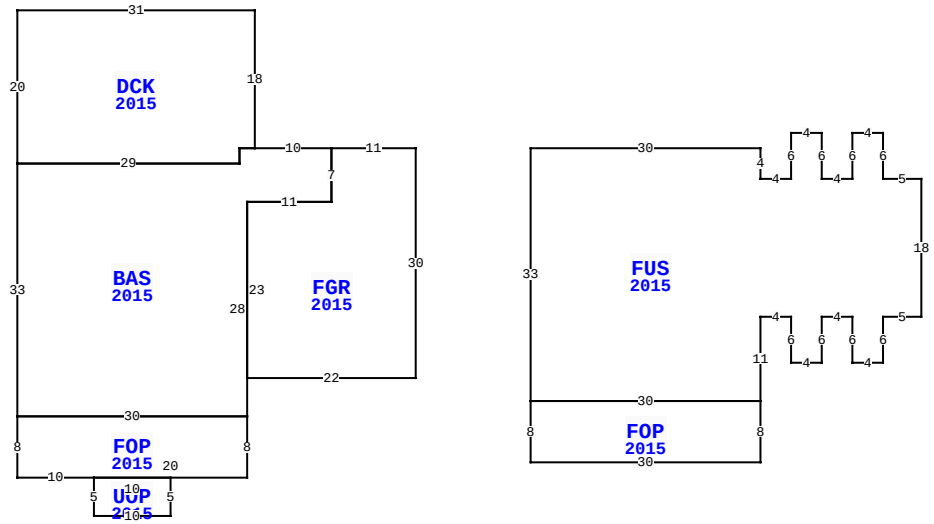
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,069	100	1,069	139,512
DCK	616	10	62	8,092
FGR	583	55	321	41,893
FOP	240	30	72	9,396
FOP	240	30	72	9,396
FUS	1,464	100	1,464	191,061
UOP	50	20	10	1,305
TOTALS	4,262		3,070	400,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,070	108.1920	135.24	415,187	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2533 HX Base Yr 2023



66236 ROCKING HORSE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,655
TOTAL MARKET OB/XF VALUE		10,146
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		475,801
SOH/AGL Deduction		4,211
ASSESSED VALUE		471,590
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		421,590
TOTAL JUST VALUE		475,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007251	REPAIR/RRF	10,485	05/10/2022
E0617583	ELEC OTHER	10,000	06/01/2006
M11550	MECH OTHER	0	05/01/2006
E16737	ELEC OTHER	6,500	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1342	6/06/2022	WD	Q	I	01	499,000
GRANTOR: ANDERSON WILLIAM MICH						
GRANTEE: PERKINS JUSTIN MARK						
2407/1476	11/03/2020	WD	Q	I	01	375,000
GRANTOR: MCGEE JONATHAN B & HE						
GRANTEE: ANDERSON WILLIAM MI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W11 BAS=[YR=2015] W10 DCK=[YR=2015] N18 W31 S20 E29 N2 E2$ W2 S2 W29 S33 FOP=[YR=2015] S8 E10 UOP=[YR=2015] S5 E10 N5 W10$ E20 N8 W30$ E30 N28 E11 N7$ S7 W11 S23 E22 N30$ PTR=E15 FUS=[YR=2015] E30 S4 E4 N6 E4 S6 E4 N6 E4 S6 E5 S18 W5 S6 W4 N6 W4 S6 W4 N6 W4 S11 FOP=[YR=2015] S8 W30 N8 E30$ W30 N33$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,068.00	SF	10.00	10.00	100	2015	2015	3	95	10,146	

LAND DESCRIPTION

TOTAL OB/XF 10,146

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	0006	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 11/30/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS