



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

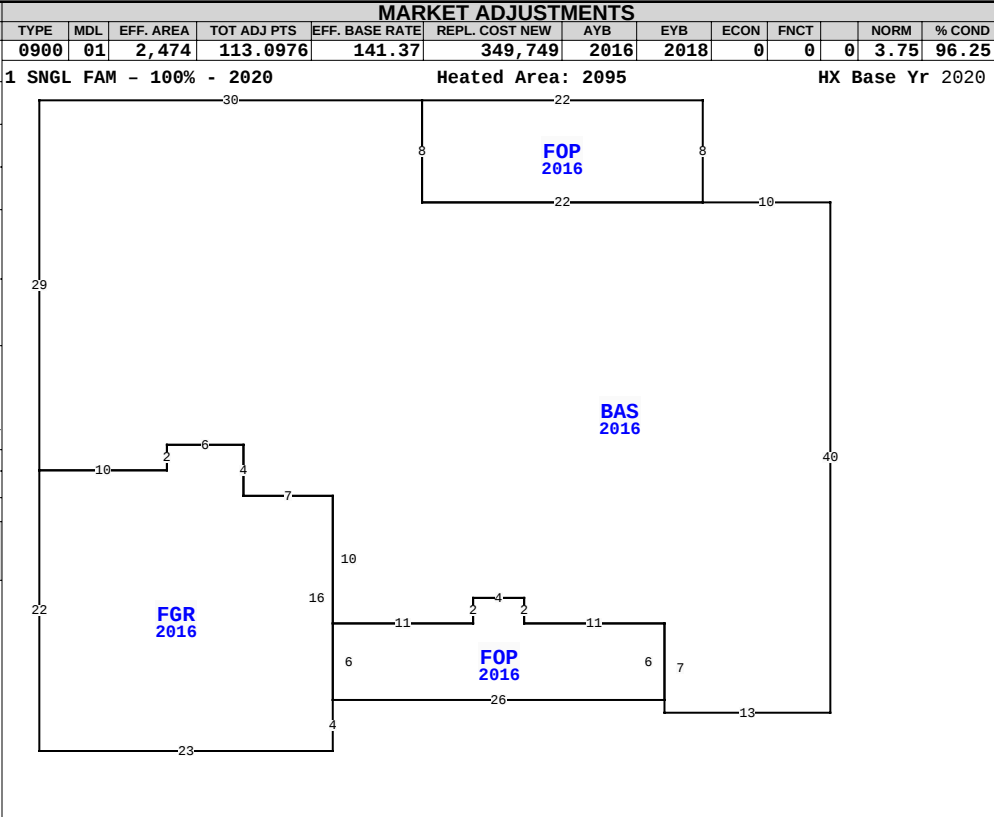
MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,095	100	2,095	285,064
FGR	504	55	277	37,691
FOP	164	30	49	6,667
FOP	176	30	53	7,212

TOTALS	2,939		2,474	336,633
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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	2,201.00	SF	4.00	4.00



66492 ROCKING HORSE LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	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	0812	CONCRETE C	0 100	0	0	2,201.00	SF	4.00	4.00	100	2016	2016	3	96	8,452	

LAND DESCRIPTION										TOTAL OB/XF										8,452		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										336,633				
TOTAL MARKET OB/XF VALUE										8,452				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										410,085				
SOH/AGL Deduction										127,541				
ASSESSED VALUE										282,544				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										232,544				
TOTAL JUST VALUE										410,085				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										395,830				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632591	C0 ISSUED	0	11/22/2016
B1632591	NEW CONSTR	253,913	06/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/0447	3/08/2019	WD	Q	I	01	330,000	
GRANTOR: BROOKS HENRY & ROSE							
GRANTEE: FOWLER JOSHUA D & M							
2085/0029	11/23/2016	WD	Q	I	01	263,700	
GRANTOR: PREMIER HOMES OF NORT							
GRANTEE: BROOKS HENRY & ROSE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W10 FOP=[YR=2016] N8 W22 S8 E22\$ W22 N8 W30 S29 FGR=[YR=2016] S22 E23 N4 FOP=[YR=2016] E26 N6 W11 N2 W4 S2 W11 S6\$ N16 W7 N4 W6 S2 W10\$ E10 N2 E6 S4 E7 S10 E11 N2 E4 S2 E11 S7 E13 N40\$.									