LOT 18
IN OR 2068/439
ROCKING HORSE FARMS PB 7/104

LIRAS TRICIA A & DEMETRIOS
66307 ROCKING HORSE LANE
CALLAHAN, FL 32011

2024

05-2N-26-1875-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

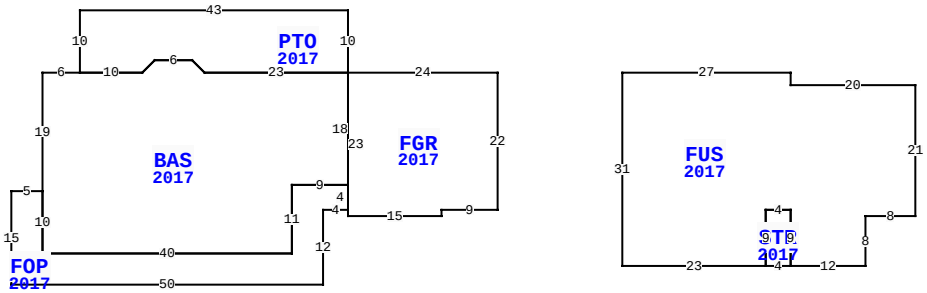
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,338	100	1,338	181,213
FGR	543	55	299	40,495
FOP	371	30	111	15,034
FUS	1,317	100	1,317	178,370
PTO	414	5	21	2,845
STR	36	10	4	542
TOTALS	4,019		3,090	418,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,090	111.1866	138.98	429,448	2017	2017	0	0	0	2.55	97.45

1 SNGL FAM – 100% - 2018 Heated Area: 2655 HX Base Yr 2018



66307 ROCKING HORSE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		432,025
TOTAL MARKET OB/XF VALUE		55,924
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		552,949
SOH/AGL Deduction		192,538
ASSESSED VALUE		360,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,411
TOTAL JUST VALUE		552,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002915	CO ISSUED	0	04/04/2017
B1633450	SWIM POOL	30,000	11/01/2016
B1633231	NEW CONSTR	323,991	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/0439	8/26/2016	WD	Q	V	01	40,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: LIRAS TRICIA A & DE						
1313/1108	4/29/2005	WD	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W24 PTO=[YR=2017] N10 W43 S10 BAS=[YR=2017] W6 S19 FOP=[YR=2017] W5 S15 E50 N12 E4 N4 W9 S11 W40 N10$ S10 E40 N11 E9 N18 W23 U2 L2 W6 D2 L2 W10$ E10 U2 R2 E6 D2 R2 E23$ S23 E15 N1 E9 N22$ PTR=E20 FUS=[YR=2017] E27 S2 E20 S21 W8 S8 W12 STR=[YR=2017] W4 N9 E4 S9$ N9 W4 S9 W23 N31$ W20$.

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	0680	POLE SHED	0	100	14	14	196.00	SF	10.00	10.00	100	2017	2017	3	84	1,646	
2	0855	CONC PAVER	0	100	0	0	448.00	SF	10.00	10.00	100	2017	2017	3	97	4,346	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2017	2017	3	84	32,130	
4	0462	ST/AL FNC	0	100	186	4	744.00	SF	10.00	10.00	100	2017	2017	3	84	6,250	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
6	0812	CONCRETE C	0	100	0	0	2,835.00	SF	4.00	4.00	100	2017	2017	3	97	11,000	

LAND DESCRIPTION

TOTAL OB/XF 55,924

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		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 KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	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

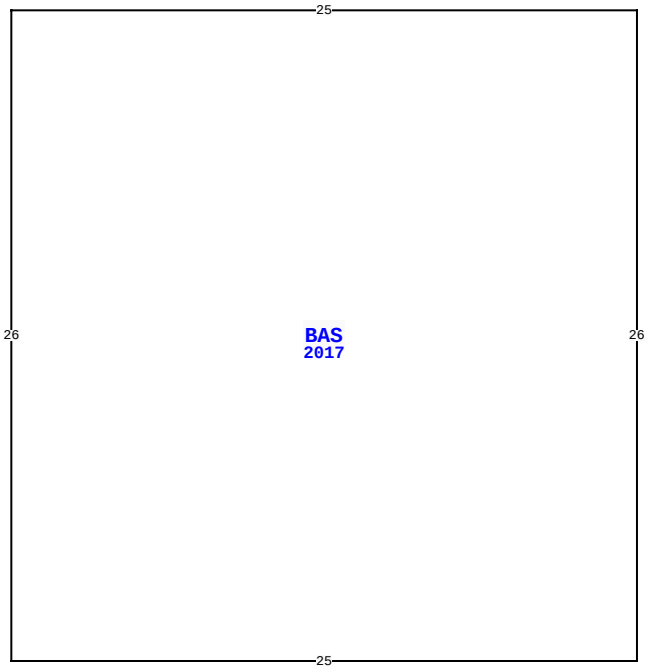
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100	650	13,528
TOTALS	650		650	13,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	650	63.2500	22.14	14,391	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2018 Heated Area: 650 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

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GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 S26 E25 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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