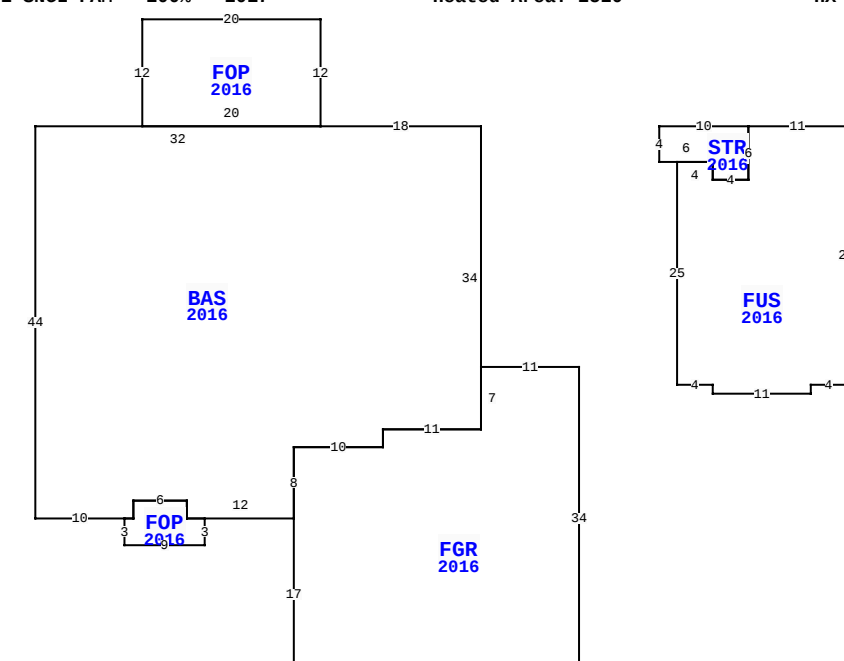


DEACON EDWARD G & TAMMY H
66239 ROCKING HORSE LN
CALLAHAN, FL 32011

05-2N-26-1875-0019-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall		10	ABOVE AVG 100		0900	01	3,116	117.8520	147.32		459,049	2016	2016		0	0	3.00	97.00	VALUATION BY		STANDARD																						
Roof Structure		08	IRREGULAR 100		1 SNGL FAM - 100% - 2017													Heated Area: 2520													HX Base Yr 2017												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE													445,278												
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE													68,901												
Interior Floor		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET													65,000												
Interior Floor		15	HARDTILE 50															TOTAL MARKET VALUE													579,179												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													197,438												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													381,741												
Bedrooms			3 100															TOTAL EXEMPTION VALUE													50,000												
Bathrooms			2.5 100															BASE TAXABLE VALUE													331,741												
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE													579,179												
Stories		2.	2. 100															NCON VALUE													0												
Units		00	0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													561,299																									
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	1,998	100	1,998	285,515																																							
FGR	921	55	507	72,450																																							
FOP	39	30	12	1,715																																							
FOP	240	30	72	10,289																																							
FUS	522	100	522	74,594																																							
STR	48	10	5	715																																							
TOTALS		3,768		3,116	445,278																																						
EXTRA FEATURES					66239 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	0811	CONCRETE B	0 100	0	0	1,890.00	SF	5.20	5.20	100	2016	2016	3	96	9,435																												
2	0861	POOL GUNIT	0 100	0	0	462.00	SF	85.00	85.00	100	2016	2016	3	81	31,809																												
3	0855	CONC PAVER	0 100	0	0	446.00	SF	10.00	10.00	100	2016	2016	3	96	4,282																												
4	0462	ST/AL FNC	0 100	0	0	648.00	SF	10.00	10.00	100	2016	2016	3	81	5,249																												
5	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270																												
6	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	35.00	100	2017	2017	3	84	14,112																												
7	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	10.00	100	2017	2017	3	78	3,744																												
LAND DESCRIPTION										TOTAL OB/XF										68,901																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	03/06/2020	BY	KBP	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000	PRINTED 08/06/2024 BY SYS																													