

LOT 23
IN OR 2474/1935
ROCKING HORSE FARMS PB 7/104

BUSBEE LEON
66125 ROCKING HORSE LN
CALLAHAN, FL 32011

2024

05-2N-26-1875-0023-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 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	1,002	100	1,002	137,870
FGR	552	55	304	41,829
FOP	180	30	54	7,430
FUS	1,397	100	1,397	192,220
PTO	434	5	22	3,027
STP	30	10	3	413
STP	42	10	4	550
TOTALS	3,637		2,786	383,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,948.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	33.00	33.00	
5	0510	GARAGE WD-	0	100	0	0	960.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RS-E	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,786	119.6496	149.56	416,674	2006	2006	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2014				Heated Area: 2399				HX Base Yr 2014					

BLD DATE

XF DATE

01/23/2007

JM

LGL DATE

LAND DATE

01/23/2007

JM

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,340	
TOTAL MARKET OB/XF VALUE		40,937	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		489,277	
SOH/AGL Deduction		174,585	
ASSESSED VALUE		314,692	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		264,692	
TOTAL JUST VALUE		489,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,265	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327356	CARPORT	19,985	06/01/2013
B0515817	NEW CONSTR	0	12/01/2005
C15817	CO ISSUED	0	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/1935	5/13/2021	QC	U	I	11	100
GRANTOR: BUSBEE CELESTE						
GRANTEE: BUSBEE LEON						
1861/1246	6/10/2013	WD	Q	I	02	280,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: BUSBEE CELESTE Z &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] W23 S8BAS=[YR=2006] W8 N10 PTO=[YR=2006] N8 W3 N12 W22 S20 E8 STP=[YR=2006] E6N5 W6 S5\$N5 E6 S5 E11\$ W30 S31 FOP=[YR=2006] S6E12 STP=[YR=2006] S6 E7 N6 W7\$ E18 N6 W30\$ E30 N12 E8 N9\$ S16 E23 N24\$ PTR=E15 FUS=[YR=2006] E30 S10 E8 N2 E5 N6 E4 S6 E5 N6 E4 S6 E5S13 W5 S6 W4 N6 W5 S6 W4 N6 W5 N2 W8 S12 W30 N31\$ W15\$.											