LOT 2
ROCKING HORSE FARMS PB 7/104

JONES PATRICK S/HICE-JONES KRISTY L
66144 ROCKING HORSE LN
CALLAHAN, FL 32011

2025

05-2N-26-1875-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

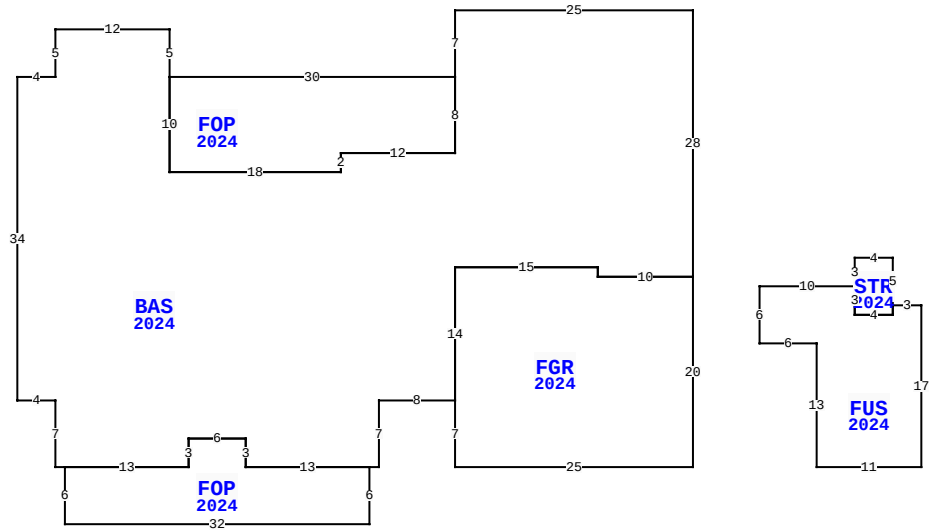
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2024	2,253	313,792
FGR	515	55	2024	283	39,415
FOP	210	30	2024	63	8,775
FOP	276	30	2024	83	11,560
FUS	227	100	2024	227	31,616
STR	24	10	2024	2	279
TOTALS	3,505			2,911	405,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,911	106.3140	140.33	408,501	2023	2023	0	0	0	0.75	99.25

1 SNGL FAM – 100% - 2024 Heated Area: 2480 HX Base Yr 2024



66144 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		405,437
TOTAL MARKET OB/XF VALUE		12,812
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		483,249
SOH/AGL Deduction		28,216
ASSESSED VALUE		455,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,311
TOTAL JUST VALUE		483,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,013

3199 TOTAL,2201 HEATED,496 GARAGE,502 PORCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-10212	CO		10/20/2023
22010212	NEW CONSTR	263,223	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1212	9/22/2021	SW	Q	V	01	75,000
GRANTOR: PREMIER HOMES OF N FL						
GRANTEE: JONES PATRICK S & K						
2147/1846	9/25/2017	WD	Q	V	05	212,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] E12 S5 S10 E18 N2 E12 N8 N7 E25 S28 W10 N1 W15 S14 W8 S7 W1 W13 N3 W6 S3 W13 W1 N7 W4 N34 E4 N5 $
FGR=[YR=2024;ORIG=52,46] N7 N14 E15 S1 E10 S20 W25 $
FOP=[YR=2024;ORIG=22,5] S10 E18 N2 E12 N8 W30 $
FUS=[YR=2024;ORIG=90,46] E11 N17 W3 S1 W4 N3 W10 S6 E6 S13 $
FOP=[YR=2024;ORIG=11,52] N6 E13 N3 E6 S3 E13 S6 W32 $
STR=[YR=2024;ORIG=94,24] E4 S5 S1 W4 N3 N3 $
.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0812	CONCRETE C	0	100	0	0	1,953.00	SF	4.00	4.00	100	2024	2023		100	7,812	

LAND DESCRIPTION

TOTAL OB/XF 12,812

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	RES	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 12/11/2023 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS