

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	13		LVT/LAMMT	80	
Interior Floor	11		CLAY TILE	20	
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.	100	
Units			0	100	
Occupancy	00		NONE	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	1,069	100	2015	1,069	124,148
DCK	616	10	2015	62	7,200
FGR	583	55	2015	321	37,279
FOP	240	30	2015	72	8,362
FOP	240	30	2015	72	8,362
FUS	1,464	100	2015	1,464	170,021
UOP	50	20	2015	10	1,161
TOTALS	4,262			3,070	356,533

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
1	SNGL FAM	- 0%	- 2025									
				Heated Area:	2533							HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			356,533	
TOTAL MARKET OB/XF VALUE			10,146	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			431,679	
SOH/AGL Deduction			0	
ASSESSED VALUE			431,679	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			431,679	
TOTAL JUST VALUE			431,679	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			475,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007251	REPAIR/RRF	10,485	05/10/2022
E0617583	ELEC OTHER	10,000	06/01/2006
M11550	MECH OTHER	0	05/01/2006
E16737	ELEC OTHER	6,500	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/1376	7/24/2024	WD	Q	I	01	485,000
GRANTOR: PERKINS JUSTIN MARK &						
GRANTEE: WESTON SORAYA & PHI						
2568/1342	6/06/2022	WD	Q	I	01	499,000
GRANTOR: ANDERSON WILLIAM MICH						
GRANTEE: PERKINS JUSTIN MARK						

EXTRA FEATURES																
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	0855	CONC PAVER	0	0	0	1,068.00	SF	10.00	10.00	100	2015	2015	3	95	10,146	

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

BUILDING NOTES	
66236 ROCKING HORSE LN, CALLAHAN	

BUILDING DIMENSIONS	
FGR=[YR=2015] W11 BAS=[YR=2015] W10 DCK=[YR=2015] N18 W31 S20 E29 N2 E2\$ W2 S2 W29 S33 FOP=[YR=2015] S8 E10 UOP=[YR=2015] S5 E10 N5 W10\$ E20 N8 W30\$ E30 N28 E11 N7\$ S7 W11 S23 E22 N30\$ PTR=E15 FUS=[YR=2015] E30 S4 E4 N6 E4 S6 E4 N6 E4 S6 E5 S18 W5 S6 W4 N6 W4 S6 W4 N6 W4 S11 FOP=[YR=2015] S8 W30 N8 E30\$ W30 N33\$ W15\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0006	RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							