



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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		

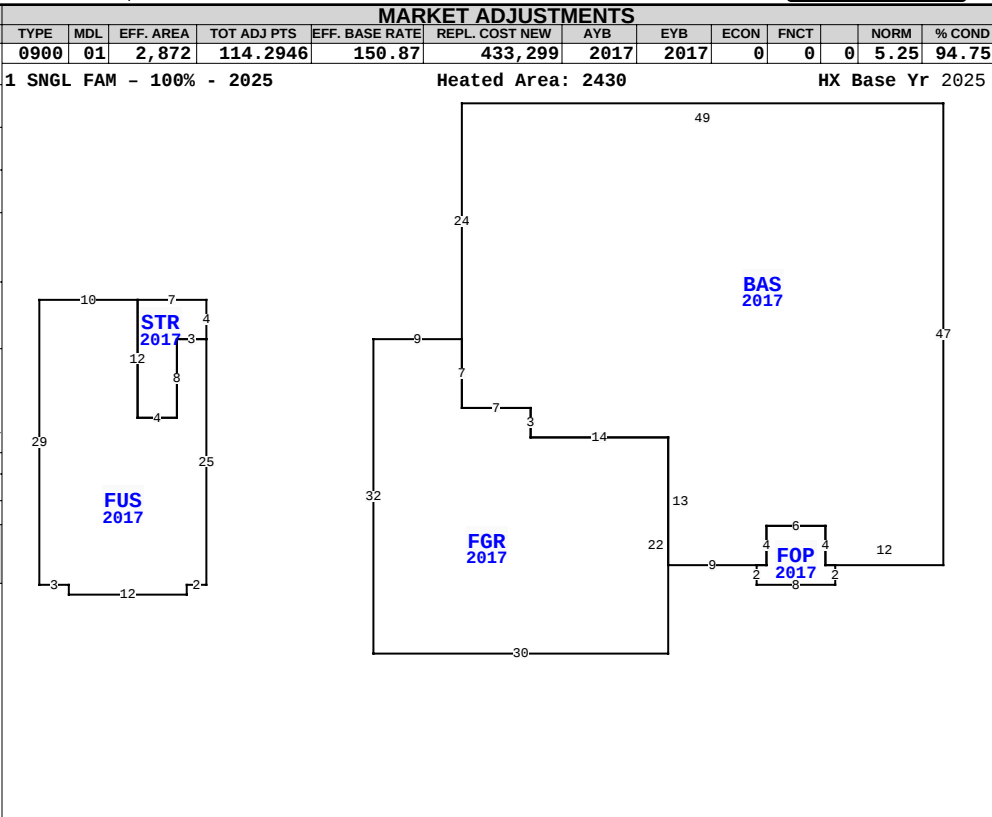
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	2017	1,985	283,754
FGR	771	55	2017	424	60,611
FOP	40	30	2017	12	1,715
FUS	445	100	2017	445	63,612
STR	60	10	2017	6	857

TOTALS	3,301			2,872	410,551
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,390.00	SF	5.20
2	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00
3	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50
4	0845	KOOL DECK	0	100	0	0	712.00	SF	7.25

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

REVIEW DATE	11/30/2022	BY	KWX
-------------	------------	----	-----



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

66452 ROCKING HORSE LN, CALLAHAN

TOTAL OB/XF									
47,594									

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					410,551				
TOTAL MARKET OB/XF VALUE					47,594				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					523,145				
SOH/AGL Deduction					0				
ASSESSED VALUE					523,145				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					472,423				
TOTAL JUST VALUE					523,145				
NCON VALUE					23,947				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					501,595				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004242	ADDITION	23,804	06/01/2018
18002259	SWIM POOL	45,125	04/01/2018
1704852	CO ISSUED	0	06/01/2017
B1633416	NEW CONSTR	0	11/17/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2737/358	8/28/2024	WD	Q	I	01	655,000	
GRANTOR: SANDERS RONNY J & RHO							
GRANTEE: GRAVES BRANDEN A &							
2069/0389	8/30/2016	TD	Q	V	02	44,000	
GRANTOR: CASTNER-TILTON LIVING							
GRANTEE: SANDERS RONNY J & R							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2017] W49 S24 FGR=[YR=2017] W9 S32 E30 N22 W14 N3 W7 N7\$ S7 E7 S3 E14 S13 E9 FOP=[YR=2017] S2 E8 N2 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E12 N47\$ PTR=W75 S20 STR=[YR=2017] W7 FUS=[YR=2017] W10 S29 E3 S1 E12 N1 E2 N25 W3 S8 W4 N12\$ S12 E4 N8 E3 N4\$ N20 E75\$.									