LOT 13
ROCKING HORSE FARMS PB 7/104

**FOWLER JOSHUA D & MISTI LYNN**
66492 ROCKING HORSE LN
CALLAHAN, FL 32011

**2025**

**05-2N-26-1875-0013-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

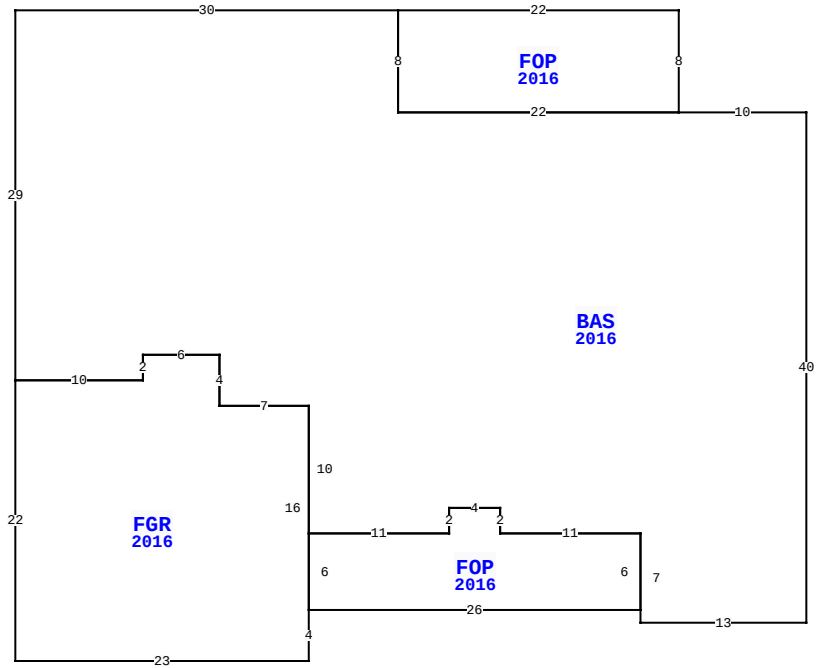
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,095 | 100 | 2016 | 2,095 | 284,463 |
| FGR | 504 | 55 | 2016 | 277 | 37,612 |
| FOP | 164 | 30 | 2016 | 49 | 6,653 |
| FOP | 176 | 30 | 2016 | 53 | 7,197 |
| TOTALS | 2,939 | | | 2,474 | 335,924 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,474 | 107.7120 | 142.18 | 351,753 | 2016 | 2018 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 2095 HX Base Yr 2020




66492 ROCKING HORSE LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 335,924 |
| TOTAL MARKET OB/XF VALUE | | 46,644 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 447,568 |
| SOH/AGL Deduction | | 118,550 |
| ASSESSED VALUE | | 329,018 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 278,296 |
| TOTAL JUST VALUE | | 447,568 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 410,085 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632591 | CO ISSUED | 0 | 11/22/2016 |
| B1632591 | NEW CONSTR | 253,913 | 06/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2261/0447 | 3/08/2019 | WD | Q | I | 01 | 330,000 |
| GRANTOR: BROOKS HENRY & ROSE | | | | | | |
| GRANTEE: FOWLER JOSHUA D & M | | | | | | |
| 2085/0029 | 11/23/2016 | WD | Q | I | 01 | 263,700 |
| GRANTOR: PREMIER HOMES OF NORT | | | | | | |
| GRANTEE: BROOKS HENRY & ROSE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W10 FOP=[YR=2016] N8 W22 S8 E22$ W22 N8 W30 S29 FGR=[YR=2016] S22 E23 N4 FOP=[YR=2016] E26 N6 W11 N2 W4 S2 W11 S6$ N16 W7 N4 W6 S2 W10$ E10 N2 E6 S4 E7 S10 E11 N2 E4 S2 E11 S7 E13 N40$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,201.00 | SF | 4.00 | 4.00 | 100 | 2016 | 2016 | 3 | 95 | 8,364 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 22 | 352.00 | SF | 30.00 | 30.00 | 100 | 2026 | 2024 | | 100 | 10,560 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 11 | 32 | 352.00 | SF | 30.00 | 30.00 | 100 | 2026 | 2024 | | 100 | 10,560 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 52 | 22 | 1,144.00 | SF | 15.00 | 15.00 | 100 | 2026 | 2024 | | 100 | 17,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 46,644

| 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 03/06/2020 BY KBP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS