LOT 14
OR 2518/848
ROCKING HORSE FARMS PB 7/104

BOSTWICK CHARLES C & GAYE L
66522 ROCKING HORSE LN
CALLAHAN, FL 32011

2025

05-2N-26-1875-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

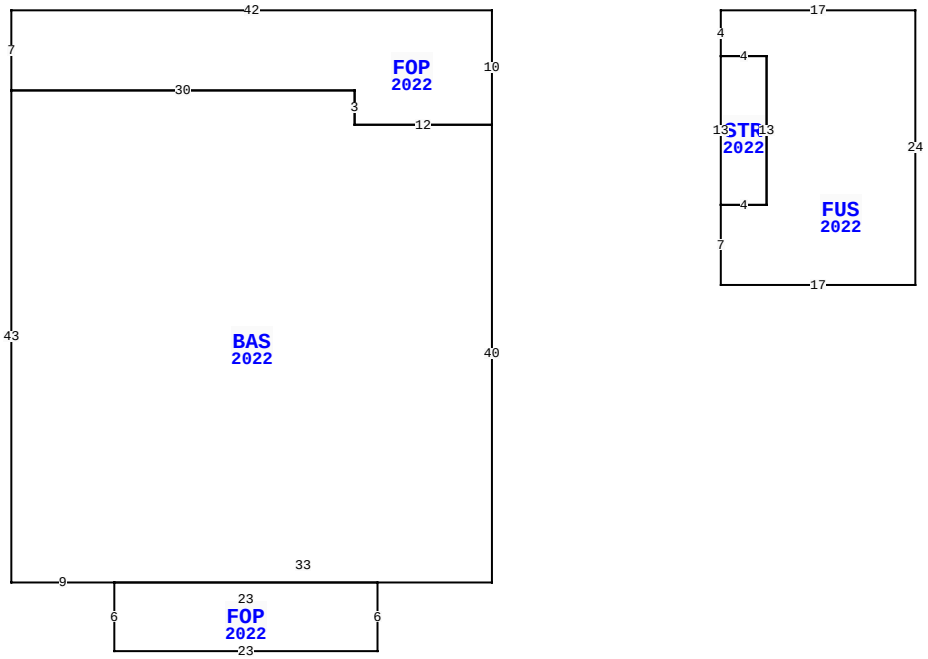
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	2022	1,770	271,340
FOP	138	30	2022	41	6,285
FOP	330	30	2022	99	15,177
FUS	356	100	2022	356	54,575
STR	52	10	2022	5	766
TOTALS	2,646			2,271	348,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,271	116.7180	154.07	349,893	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2126 HX Base Yr 2023



66522 ROCKING HORSE LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,250
TOTAL MARKET OB/XF VALUE		13,436
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		454,686
SOH/AGL Deduction		65,275
ASSESSED VALUE		389,411
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		333,689
TOTAL JUST VALUE		454,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2204178	CO ISSUED	0	12/15/2022
22007300	GARAGE	71,856	05/11/2022
22004178	NEW CONSTR	307,601	03/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0848	9/20/2021	WD	U	V	11	100
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: BOSTWICK CHARLES C						
1313/1108	4/29/2005	WD	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W42 S7 BAS=[YR=2022] S43 E9 FOP=[YR=2022] S6 E23 N6 W23$ E33 N40 W12 N3 W30$ E30 S3 E12 N10$ PTR=E20 FUS=[YR=2022] E17 S24 W17 N7 STR=[YR=2022] N13 E4 S13 W4$ E4 N13 W4 N4$ W20$.

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	3,393.00	SF	4.00	4.00	100	2022	2022	3	99	13,436	

LAND DESCRIPTION

TOTAL OB/XF 13,436

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 12/02/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

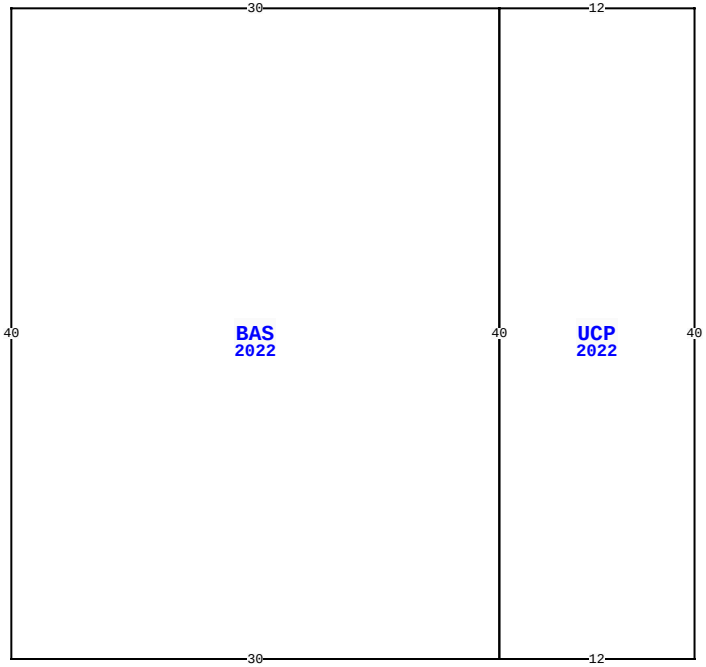
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	26,025
UCP	480	20	2022	96	2,082
TOTALS	1,680			1,296	28,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	59.8000	22.13	28,680	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



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NASSAU COUNTY PROPERTY

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GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W30 S40 E30 N40$ S40 E12 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2022 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS