

LOT 18
IN OR 2068/439
ROCKING HORSE FARMS PB 7/104

LIRAS TRICIA A & DEMETRIOS
66307 ROCKING HORSE LANE
CALLAHAN, FL 32011

2025

05-2N-26-1875-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,338	100	2017	1,338	178,169
FGR	543	55	2017	299	39,815
FOP	371	30	2017	111	14,781
FUS	1,317	100	2017	1,317	175,373
PTO	414	5	2017	21	2,796
STR	36	10	2017	4	532

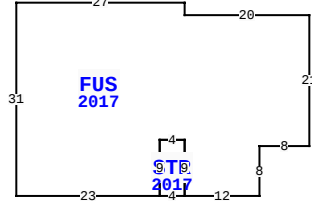
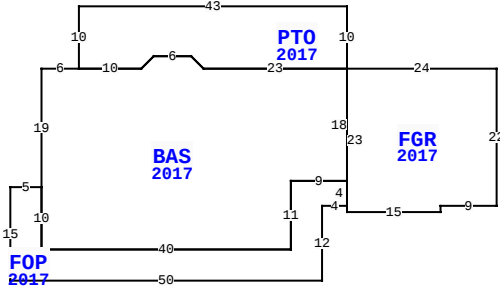
TOTALS	4,019			3,090	411,467
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	14	14	196.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	448.00	SF	10.00	10.00
3	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00
4	0462	ST/AL FNC	0 100	186	4	744.00	SF	10.00	10.00
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00
6	0812	CONCRETE C	0 100	0	0	2,835.00	SF	4.00	4.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,090	104.0520	137.35	424,412	2017	2017	0	0	3.05	96.95
1 SNGL FAM - 100% - 2018 Heated Area: 2655 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		425,612	
TOTAL MARKET OB/XF VALUE		54,324	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		544,936	
SOH/AGL Deduction		174,073	
ASSESSED VALUE		370,863	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		320,141	
TOTAL JUST VALUE		544,936	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		552,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002915	CO ISSUED	0	04/04/2017
B1633450	SWIM POOL	30,000	11/01/2016
B1633231	NEW CONSTR	323,991	10/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2068/0439	8/26/2016	WD	Q	V	01	40,000	
GRANTOR: ROCKING HORSE DEVELOP							
GRANTEE: LIRAS TRICIA A & DE							
1313/1108	4/29/2005	WD	U	V	19	747,400	
GRANTOR: THE JOHN STOKES COMPA							
GRANTEE: ROCKING HORSE DEVEL							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2017] W24 PTO=[YR=2017] N10 W43 S10 BAS=[YR=2017] W6 S19 FOP=[YR=2017] W5 S15 E50 N12 E4 N4 W9 S11 W40 N10\$ S10 E40 N11 E9 N18 W23 U2 L2 W6 D2 L2 W10\$ E10 U2 R2 E6 D2 R2 E23\$ S23 E15 N1 E9 N22\$ PTR=E20 FUS=[YR=2017] E27 S2 E20 S21 W8 S8 W12 STR=[YR=2017] W4 N9 E4 S9\$ N9 W4 S9 W23 N31\$ W20\$.									

66307 ROCKING HORSE LN, CALLAHAN

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

TOTAL OB/XF 54,324

TOTAL OB/XF									
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

Market: 0 Agricultural: 0 Common: 65,000

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