

LOT 19
IN OR 2028/136
ROCKING HORSE FARMS PB 7/104

DEACON EDWARD G & TAMMY H
66239 ROCKING HORSE LN
CALLAHAN, FL 32011

2025

05-2N-26-1875-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	15	HARDTILE 50
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	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
BAS	1,998	100
FGR	921	55
FOP	39	30
FOP	240	30
FUS	522	100
STR	48	10
TOTALS	3,768	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,116	110.4000	145.73	454,095	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2017 Heated Area: 2520 HX Base Yr 2017											

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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		438,202			
TOTAL MARKET OB/XF VALUE		66,686			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		569,888			
SOH/AGL Deduction		177,077			
ASSESSED VALUE		392,811			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		342,089			
TOTAL JUST VALUE		569,888			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		579,179			

EXTRA FEATURES										66239 ROCKING HORSE LN, CALLAHAN		XF DATE		LAND DATE				
												INC DATE		AG DATE				
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	0811	CONCRETE B	0	100	0	0	1,890.00		SF	5.20	5.20	100	2016	2016	3	95	9,337	
2	0861	POOL GUNIT	0	100	0	0	462.00		SF	85.00	85.00	100	2016	2016	3	78	30,631	
3	0855	CONC PAVER	0	100	0	0	446.00		SF	10.00	10.00	100	2016	2016	3	95	4,237	
4	0462	ST/AL FNC	0	100	0	0	648.00		SF	10.00	10.00	100	2016	2016	3	78	5,054	
5	0463	FENCE GATE	0	100	0	0	1.00		UT	300.00	300.00	100	2016	2016	3	89	267	
6	0510	GARAGE WD-	0	100	24	20	480.00		SF	35.00	35.00	100	2017	2017	3	81	13,608	
7	0351	CARPORT MT	0	100	24	20	480.00		SF	10.00	10.00	100	2017	2017	3	74	3,552	