LOT 20
ROCKING HORSE FARMS PB 7/104

PARSLEY DAVID & JUDY ANN L/E/
66207 ROCKING HORSE LN
CALLAHAN, FL 32011-8810

2025

05-2N-26-1875-0020-0000

BUILDING CHARACTERISTICS

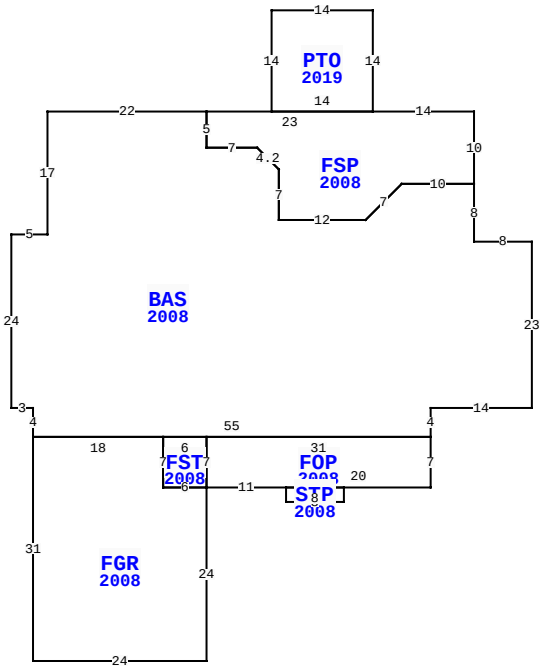
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,546	100	2008	2,546	313,174
FGR	702	55	2008	386	47,480
FOP	217	30	2008	65	7,996
FSP	397	40	2008	159	19,558
FST	42	55	2008	23	2,830
PTO	196	5	2019	10	1,230
STP	16	10	2008	2	246
TOTALS	4,116			3,191	392,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,191	100.7400	132.98	424,339	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2546 HX Base Yr 2009



66207 ROCKING HORSE LN, CALLAHAN

BLD DATE	05/12/2008 KK	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		392,514
TOTAL MARKET OB/XF VALUE		10,076
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		467,590
SOH/AGL Deduction		187,562
ASSESSED VALUE		280,028
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,306
TOTAL JUST VALUE		467,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13082	MECH OTHER	0	07/01/2007
E19495	ELEC OTHER	4,000	06/01/2007
P12358	OTHER	0	05/01/2007
C19797	CO ISSUED	0	04/01/2007
B19797	NEW CONSTR	254,694	04/01/2007
R10296	REPAIR/RRF	5,200	04/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/435	8/12/2024	LE	U	I	11	100
GRANTOR: PARSLEY DAVID & JUDY						
GRANTEE: PARSLEY MELANIE REN						
1485/1342	3/16/2007	WD	Q	V		100,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: PARSLEY DAVID & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 N8 FSP=[YR=2008] N10 W14 PTO=[YR=2019] N14 W14 S14 E14$ W23 S5 E7 D3 R3 S7 E12 U5 R5 E10$ W10 D5 L5 W12 N7 U3 L3 W7 N5 W22 S17 W5 S24 E3 S4 FGR=[YR=2008] S31 E24 N24 FOP=[YR=2008] E11 STP=[YR=2008] S2 E8 N2 W8$ E20 N7 W31 S7$ FST=[YR=2008] N7 W6 S7 E6$ W6 N7 W18$ E55 N4 E14 N23$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0	2,209.00	SF	4.00	4.00	100	2008	2008	3	88	7,776	
3	0810	CONCRETE A	0	100	12	7	84.00	SF	6.50	6.50	100	2008	2008	3	88	480	

LAND DESCRIPTION

TOTAL OB/XF 10,076

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