

ABSHIER CHRISTOPHER S
66149 ROCKING HORSE LANE
CALLAHAN, FL 32011

2025

[illegible]

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03-ZK-ZG-1873-0022-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				4													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		25		MOD METAL 100		6500		01		1,200		69.4830		25.71		30,852		2020		2020		0		0		0		4.00		96.00		VALUATION BY					STANDARD										
Roof Structur		03		GABLE/HIP 100		2		GARAGE RES - 100% - 2022								Heated Area: 1200										HX Base Yr 2022		Tax Group: 4					Tax Dist:														
Roof Cover		12		MODULAR MT 100																								BUILDING MARKET VALUE					428,715														
Interior Wall		01		MINIMUM 100																								TOTAL MARKET OB/XF VALUE					13,474														
Interior Floo		03		CONC FINSH 100																								TOTAL LAND VALUE - MARKET					65,000														
Air Condition		01		NONE 100																								TOTAL MARKET VALUE					507,189														
Heating Type		01		NONE 100																								SOH/AGL Deduction					115,462														
Bedrooms				0 100																								ASSESSED VALUE					391,727														
Bathrooms				0 100																								TOTAL EXEMPTION VALUE					HX HB 50,722														
Frame		05		STEEL 100																								BASE TAXABLE VALUE					341,005														
Stories		1.		1. 100																								TOTAL JUST VALUE					507,189														
Units				0 100																								NCON VALUE					0														
Occupancy		00		NONE 100																								INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE					506,692														
Quality		06		Quality Level 06																								PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100		SINGLE FAMILY																																											
MAP NUM				MKT AREA																																											
NEIGHBORHOOD/LOC				5008.00																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		1,200		100		2020		1,200		29,618																																					
TOTALS		1,200						1,200		29,618																																					
EXTRA FEATURES																																															
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																	