

LOT 23
IN OR 2474/1935
ROCKING HORSE FARMS PB 7/104

BUSBEE LEON
66125 ROCKING HORSE LN
CALLAHAN, FL 32011

2025

05-2N-26-1875-0023-0000



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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

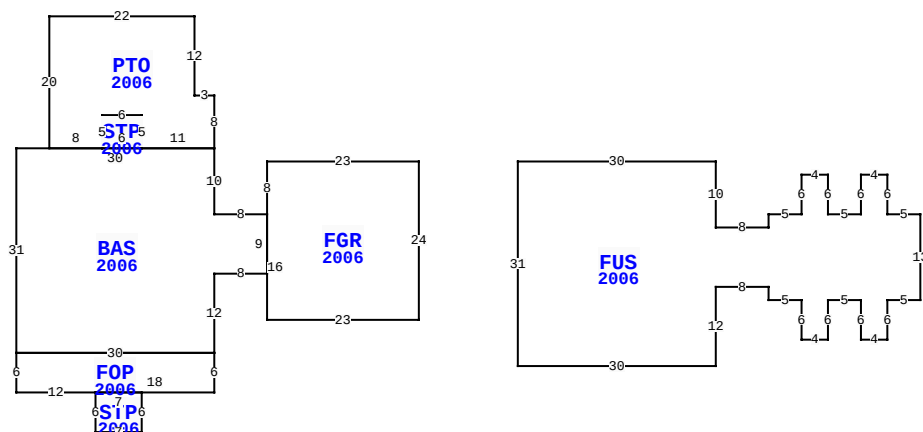
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	2006	1,002	135,581
FGR	552	55	2006	304	41,135
FOP	180	30	2006	54	7,307
FUS	1,397	100	2006	1,397	189,028
PTO	434	5	2006	22	2,976
STP	30	10	2006	3	406
STP	42	10	2006	4	542
TOTALS	3,637			2,786	376,975

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	2,948.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	33.00	33.00
5	0510	GARAGE WD-	0	100	0	0	960.00	SF	35.00	35.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		RS-E	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,786	112.0320	147.88	411,994	2006	2006	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2014				Heated Area: 2399				HX Base Yr 2014				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,975	
TOTAL MARKET OB/XF VALUE		39,420	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		481,395	
SOH/AGL Deduction		157,577	
ASSESSED VALUE		323,818	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		273,096	
TOTAL JUST VALUE		481,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		489,277	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327356	CARPORT	19,985	06/01/2013
B0515817	NEW CONSTR	0	12/01/2005
C15817	CO ISSUED	0	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2474/1935	5/13/2021	QC	U	I	11
GRANTOR: BUSBEE CELESTE					
GRANTEE: BUSBEE LEON					
1861/1246	6/10/2013	WD	Q	I	02
GRANTOR: ROCKING HORSE DEVELOP					
GRANTEE: BUSBEE CELESTE Z &					

BUILDING NOTES										
BUILDING DIMENSIONS										
FGR=[YR=2006] W23 S8BAS=[YR=2006] W8 N10 PTO=[YR=2006] N8 W3 N12 W22 S20 E8 STP=[YR=2006] E6N5 W6 S5\$N5 E6 S5 E11\$ W30 S31 FOP=[YR=2006] S6E12 STP=[YR=2006] S6 E7 N6 W7\$ E18 N6 W30\$ E30 N12 E8 N9\$ S16 E23 N24\$ PTR=E15 FUS=[YR=2006] E30 S10 E8 N2 E5 N6 E4 S6 E5 N6 E4 S6 E5S13 W5 S6 W4 N6 W5 S6 W4 N6 W5 N2 W8 S12 W30 N31\$ W15\$.										

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TOTAL OB/XF												
39,420												
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1	000100	C	RES	100		RS-E	0.00	0.00	1.00	LT		1.00

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