

THEM THAT TRUST/DAVIS DANNIE D TRUSTEE
23165 HORSEMANS RANCH RD
RAPID CITY, SD 57702

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
Exterior Wall 12 CEDAR 20
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 13 LVT/LAMNT 50
Interior Floor 14 CARPET 50
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 02 WOOD FRAME 100
1. 1. 100
0 100
BUD8 Adjustme Occupancy 05 DIST 1A 100
00 NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	175,558
FGR	464	55	1993	255	38,067
FOP	76	30	1993	23	3,434

TOTALS 1,716 1,454 217,058

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,454130.1800180.95263,101198619860017.5082.50

1 SNGL FAM 0% - 0Heated Area: 1176HX Base Yr

The floor plan shows a main rectangular building footprint with several smaller additions. The main rectangle has a width of 46 and a depth of 25. There are two smaller rectangular additions on the right side, one measuring 16 by 16 and another measuring 16 by 16. The total heated area is 1176. The HX base year is 1993.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE217,058

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET205,000

TOTAL MARKET VALUE422,058

SOH/AGL Deduction89,603

ASSESSED VALUE332,455

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE332,455

TOTAL JUST VALUE422,058

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE411,783

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2313/173210/18/2019WDUUI11100

GRANTOR: DAVIS DANNIE D

GRANTEE: THEM THAT TRUST

2035/19663/16/2016SWUUI12118,000

GRANTOR: BANK OF NEW YORK MELL

GRANTEE: DAVIS DANNIE D

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 BAS=[YR=1993] W46 S25 E14 S2 E13

FOP=[YR=1993] S2 E19 N4 W19 S2\$ N2 E19 N25\$ S29 E16 N29\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

2725 PHEASANT LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/28/2026MLU

LAND DESCRIPTIONTOTAL OB/XF0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS