

BLOCK 3 PT OF LOT 25 EX S-4
IN OR 1739/1556 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

BRUTON JASON W & BRUTON STEPHANIE R
43334 BLACK JACK RIDGE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0251



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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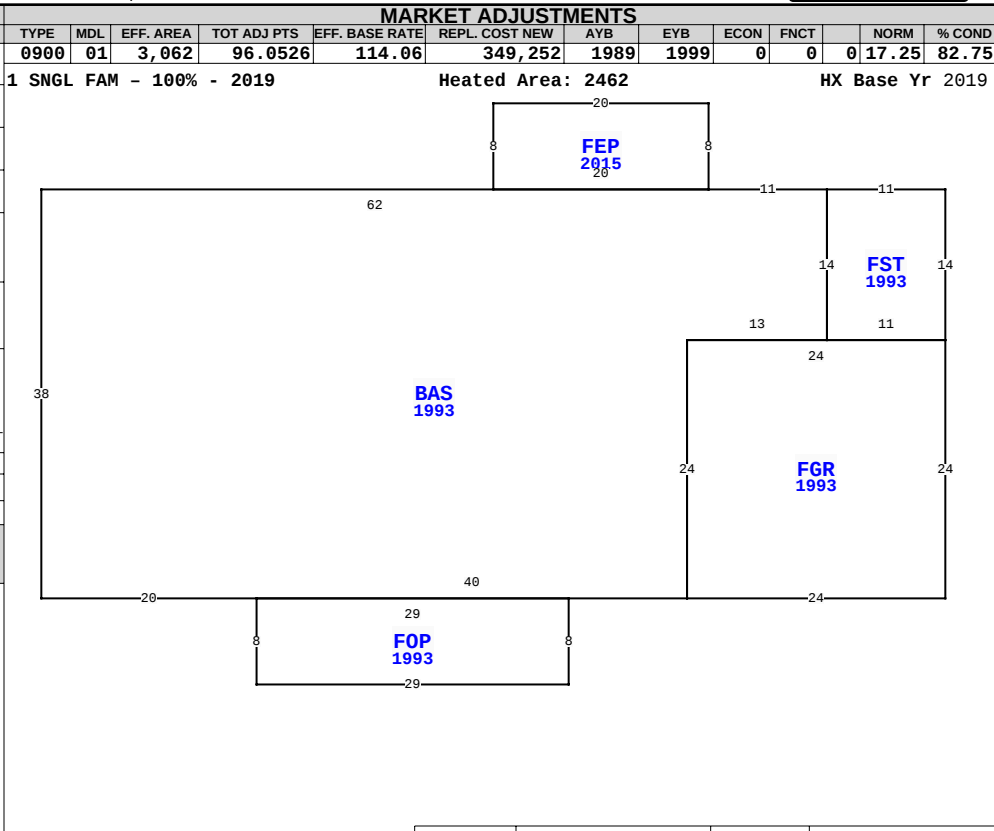
NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	232,375
FEP	160	80	128	12,082
FGR	576	55	317	29,920
FOP	232	30	70	6,607
FST	154	55	85	8,023

TOTALS	3,584		3,062	289,006
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,569.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	
5	0681	POLE SHED	0	100	24	32	768.00	SF	15.00	15.00	
6	0681	POLE SHED	0	100	12	32	384.00	SF	15.00	15.00	
7	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.23	AC	



43334 BLACK JACK RDG, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	MLU
	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	1,569.00	SF	5.20	5.20	100	1990	1990	3	62	5,058	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2013	2013	3	75	19,125	
4	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2013	2013	3	95	4,133	
5	0681	POLE SHED	0	100	24	32	768.00	SF	15.00	15.00	100	2013	2013	3	75	8,640	
6	0681	POLE SHED	0	100	12	32	384.00	SF	15.00	15.00	100	2013	2013	3	75	4,320	
7	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2021	2021	3	100	3,822	

TOTAL OB/XF											
47,478											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										289,006	
TOTAL MARKET OB/XF VALUE										47,478	
TOTAL LAND VALUE - MARKET										76,140	
TOTAL MARKET VALUE										412,624	
SOH/AGL Deduction										150,935	
ASSESSED VALUE										261,689	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										211,689	
TOTAL JUST VALUE										412,624	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										359,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614858	REPAIR/RRF	16,571	03/01/2016
2765	H/AC	3,975	10/14/1988
5442	NEW CONSTR	4,570	10/14/1988
3043	NEW CONSTR	3,249	05/13/1988
5085	TEMP POLE	0	05/13/1988
4889	NEW CONSTR	79,877	05/13/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1739/1556	2/25/2011	WD	U	I	39	100			
GRANTOR: CRAWFORD LINDA C									
GRANTEE: BRUTON JASON W & ST									
0874/1410	3/16/1999	WD	Q	I		192,500			
GRANTOR: HODGE JULIAN B & ANNE									
GRANTEE: CRAWFORD MACK & LIN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W11 BAS=[YR=1993] W11 FEP=[YR=2015] N8 W20 S8 E20\$ W62 S38 E20 FOP=[YR=1993] S8 E29 N8 W29\$ E40 FGR=[YR=1993] E24 N24 W24 S24\$ N24 E13 N14\$ S14 E11 N14\$.											