

BLOCK 3 PT OF LOT 25
OR 531/905 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

BYRD JEFFREY D & KAREN M
43214 BLACK JACK RIDGE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0253



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 01 Quality Level 01
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1,432	121,311
FOP	224	30	67	5,676
FOP	332	30	100	8,471
FST	112	55	62	5,253
FUS	884	100	884	74,888

TOTALS 2,984 2,545 215,598

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30
2	0680	POLE SHED	0 100	13	18	234.00	SF	10.00	10.00
3	0810	CONCRETE A	0 100	8	16	128.00	SF	6.50	6.50
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
5	0861	POOL GUNIT	0 100	0	0	470.00	SF	85.00	85.00
6	0845	KOOL DECK	0 100	0	0	1,050.00	SF	7.25	7.25
7	0350	CARPORT WD	0 100	40	30	1,200.00	SF	13.00	13.00
8	0681	POLE SHED	0 100	0	0	816.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.00

REVIEW DATE 06/08/2022 BY TWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,545	92.7072	110.09	280,179	1991	1991	0	0	23.05	76.95	
1 SNGL FAM - 100% - 0 Heated Area: 2316 HX Base Yr												

43214 BLACK JACK RDG, CALLAHAN

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30	100	1983	1983
2	0680	POLE SHED	0 100	13	18	234.00	SF	10.00	10.00	100	1980	1980
3	0810	CONCRETE A	0 100	8	16	128.00	SF	6.50	6.50	100	1990	1990
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991
5	0861	POOL GUNIT	0 100	0	0	470.00	SF	85.00	85.00	100	2000	2000
6	0845	KOOL DECK	0 100	0	0	1,050.00	SF	7.25	7.25	100	2000	2000
7	0350	CARPORT WD	0 100	40	30	1,200.00	SF	13.00	13.00	100	2008	2008
8	0681	POLE SHED	0 100	0	0	816.00	SF	15.00	15.00	100	2008	2008

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.00	AC		1.00

Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					215,598				
TOTAL MARKET OB/XF VALUE					33,213				
TOTAL LAND VALUE - MARKET					72,000				
TOTAL MARKET VALUE					320,811				
SOH/AGL Deduction					146,196				
ASSESSED VALUE					174,615				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					124,615				
TOTAL JUST VALUE					320,811				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					295,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996328	SWIM POOL	15,800	08/01/1999
3813	NEW CONSTR	4,500	06/19/1991
6178	NEW CONSTR	78,421	12/21/1989

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0531/0905		11/23/1987	WD	U	V		25,000		
GRANTOR: KILPATRICK WILLENE H									
GRANTEE: BYRD JEFFREY & KARE									
0518/0775		5/27/1987	WD	U	V		22,000		
GRANTOR: ERWIN LESTER & M J									
GRANTEE: KILPATRICK WILLENE									

BUILDING NOTES									
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BUILDING DIMENSIONS
FOP=[YR=1993] W28 FST=[YR=1993] W14 S8 BAS=[YR=1993] S34
FOP=[YR=1993] S8 E42 N8 W5 S1 W4 N1 W33\$ E33 S1 E4 N1 E5 N34
W42\$ E14 N8\$ S8 E28 N8\$ PTR= E20 FUS=[YR=1993] E12 S13 E16
N13 E14 S26 W42 N26\$ W20\$.

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