BLOCK 3 PT OF LOT 25
IN OR 2547/1866
HILLS @ THOMAS CREEK PB 5/65

BYRD MARTHA JANELL LVG TRUST/BYRD MARTHA JANELL TR
43264 BLACK JACK RIDGE
CALLAHAN, FL 32011

**2023**

**24-1N-24-0750-0003-0254**

## NASSAU COUNTY PROPERTY



## 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 | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

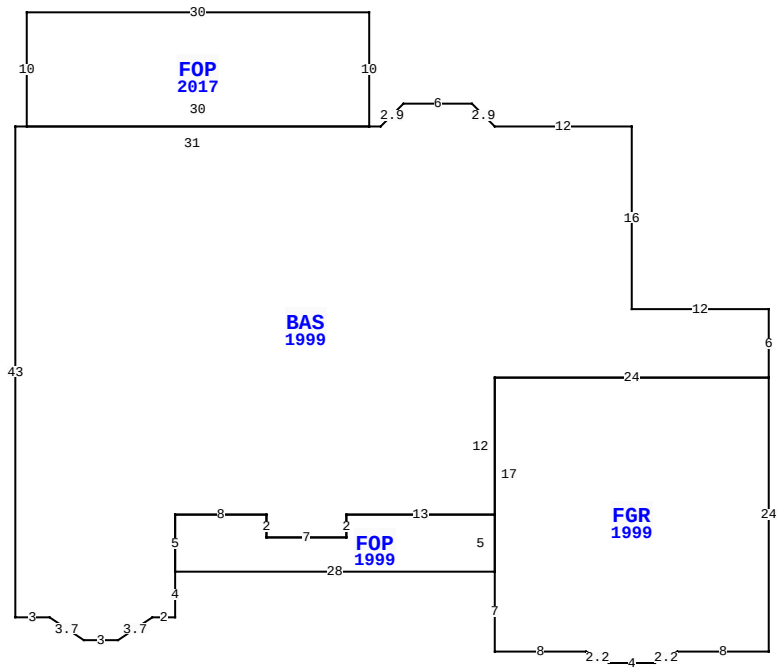
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,932 | 100 | 1,932 | 207,861 |
| FGR | 582 | 55 | 320 | 34,429 |
| FOP | 126 | 30 | 38 | 4,088 |
| FOP | 300 | 30 | 90 | 9,683 |
| TOTALS | 2,940 | | 2,380 | 256,061 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,380 | 104.7375 | 124.38 | 296,024 | 1999 | 2004 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1932 HX Base Yr 2019




43264 BLACK JACK RDG, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 272,659 |
| TOTAL MARKET OB/XF VALUE | | 9,272 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 356,931 |
| SOH/AGL Deduction | | 218,180 |
| ASSESSED VALUE | | 138,751 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 83,751 |
| TOTAL JUST VALUE | | 356,931 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20005203 | REPAIR/RRF | 15,315 | 06/16/2020 |
| 19002571 | GARAGE | 60,228 | 03/14/2019 |
| B985233 | NEW CONSTR | 96,309 | 07/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/1866 | 3/17/2022 | SW | U | I | 11 | 100 |
| GRANTOR: BYRD MARTHA J | | | | | | |
| GRANTEE: MARTHA JANELL BYRD | | | | | | |
| 2209/1548 | 7/02/2018 | WD | Q | I | 01 | 250,000 |
| GRANTOR: HODGE ANNETTE M | | | | | | |
| GRANTEE: BYRD JAMES LLOYD & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W12 N16 W12 U2 L2 W6 D2 L2 W1
FOP=[YR=2017] N10 W30 S10 E30$ W31 S43 E3 D2 R3 E3 U2 R3
E2N4 FOP=[YR=1999] E28 FGR=[YR=1999] S7 E8 D1 R2 E4 U1 R2
E8 N24 W24 S17 $ N5 W13 S2 W7 N2 W8 S5 $ N5 E8 S2 E7 N2E13
N12 E24 N6 $.

## EXTRA FEATURES

| LN | 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 450.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 2,340 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,008.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 99 | 3,992 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,272

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000115 | C | SFR ACRES | 100 | 0007 | OR | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 75,000 | | | | | | | |

REVIEW DATE 12/04/2020 BY TWX Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

BLOCK 3 PT OF LOT 25
IN OR 2547/1866
HILLS @ THOMAS CREEK PB 5/65

BYRD MARTHA JANELL LVG TRUST/BYRD MARTHA JANELL TR
43264 BLACK JACK RIDGE
CALLAHAN, FL 32011

**2023**

**24-1N-24-0750-0003-0254**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

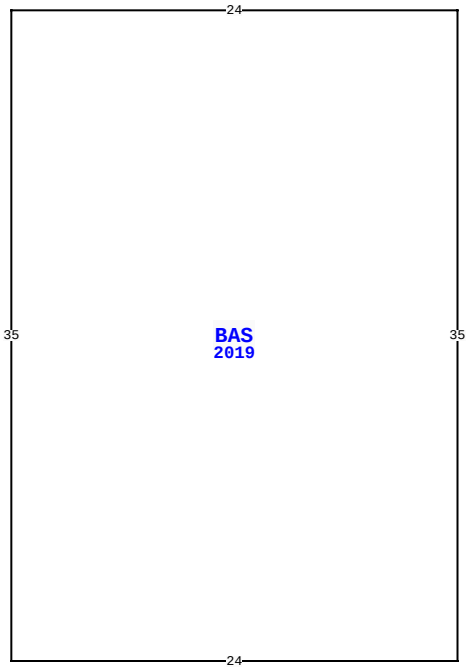
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 840 | 100 | 840 | 16,598 |
| TOTALS | 840 | | 840 | 16,598 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 840 | 58.1900 | 20.37 | 17,111 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 840 HX Base Yr 2019




43264 BLACK JACK RDG, CALLAHAN

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/03/2023 | NW | LGL DATE | | |
| XF DATE | | | LAND DATE | 06/13/2023 | MLU |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

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|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL MARKET VALUE | | 356,931 |
| SOH/AGL Deduction | | 218,180 |
| ASSESSED VALUE | | 138,751 |
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| TOTAL JUST VALUE | | 356,931 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 273,659 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/1866 | 3/17/2022 | SW | U | I | 11 | 100 |
| GRANTOR: BYRD MARTHA J | | | | | | |
| GRANTEE: MARTHA JANELL BYRD | | | | | | |
| 2209/1548 | 7/02/2018 | WD | Q | I | 01 | 250,000 |
| GRANTOR: HODGE ANNETTE M | | | | | | |
| GRANTEE: BYRD JAMES LLOYD & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S35 E24 N35$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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