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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

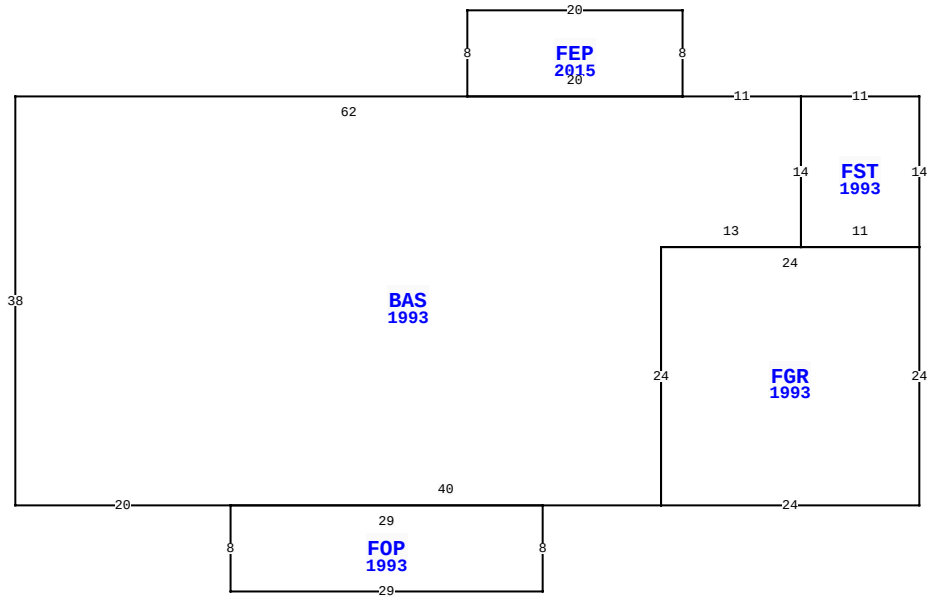
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	242,402
FEP	160	80	128	12,603
FGR	576	55	317	31,211
FOP	232	30	70	6,892
FST	154	55	85	8,369
TOTALS	3,584		3,062	301,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	96.0526	120.07	367,654	1989	1999	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2019 Heated Area: 2462 HX Base Yr 2019



43334 BLACK JACK RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,476
TOTAL MARKET OB/XF VALUE		45,411
TOTAL LAND VALUE - MARKET		76,140
TOTAL MARKET VALUE		423,027
SOH/AGL Deduction		153,487
ASSESSED VALUE		269,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,540
TOTAL JUST VALUE		423,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002999	GARAGE ADDITION G	210,692	03/14/2024
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

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

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$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	1,569.00	SF	5.20	5.20	100	1990	1990	3	59.5	4,854	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2013	2013	3	71	18,105	
4	0845	KOOL DECK	0	100	0	0	600.00	SF	7.25	7.25	100	2013	2013	3	94	4,089	
5	0681	POLE SHED	0	100	24	32	768.00	SF	15.00	15.00	100	2013	2013	3	71	8,179	
6	0681	POLE SHED	0	100	12	32	384.00	SF	15.00	15.00	100	2013	2013	3	71	4,090	
7	0811	CONCRETE B	0	100	0	0	735.00	SF	5.20	5.20	100	2021	2021	3	99	3,784	

LAND DESCRIPTION

TOTAL OB/XF 45,411

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	0006	OR	0.00	0.00	4.23	AC		1.00	1.00	1.00	18,000.00	18,000.00	76,140							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 4.23 Total Land Value: 76,140 Market: 0 Agricultural: 0 Common: 76,140 PRINTED 08/06/2024 BY SYS