



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	1,290	100	1,290	144,951
DCK	456	10	46	5,168
FGR	484	55	266	29,889
FOP	372	30	112	12,585
FSP	168	40	67	7,528
FST	70	55	38	4,270
FUS	968	100	968	108,769

TOTALS	3,808		2,787	313,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,515.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00
4	0681	POLE SHED	0	100	0	0	715.00	SF	9.90

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,787	109.6224	137.03	381,903	1987	1987	0	0	0	18.00	82.00
1 SNGL FAM - 100% - 1996 Heated Area: 2258 HX Base Yr 1996												
43156 BLACK JACK RDG, CALLAHAN												
BLD DATE 03/03/2023 NW LGL DATE 05/22/2023 MLU												
XF DATE INC DATE												
AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			383,548
TOTAL MARKET OB/XF VALUE			13,209
TOTAL LAND VALUE - MARKET			107,680
TOTAL MARKET VALUE			504,437
SOH/AGL Deduction			233,914
ASSESSED VALUE			270,523
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			220,523
TOTAL JUST VALUE			504,437
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013462	MH MOVE-ON	0	04/01/2001
B99	GARAGE	12,240	10/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0724/1244	2/28/1995	WD	Q	I	
GRANTOR: BURNSDE MIKE & TAMMIE					
GRANTEE: ROZBORA GEORGE & NA					
0458/0492	6/01/1985	QC	U	V	100
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] W14 N2 W12 S24 BAS=[YR=1993] W10 S15 FST=[YR=1993] S7 FGR=[YR=1993] S22 E22 N8 FOP=[YR=1993] E36 N22 W6 S14 W30 S8 \$ N14 W22 \$ E10 N7 W10 \$ E10 S7 E12 S6 E30 N14 E8 N12 W24 FSP=[YR=1993] N12 W14 S12 E14 \$ W14 N2 W12 \$ E12 N10 E14 N12 \$ PTR= N20 FUS=[YR=1993] N12 E8 N16 W38 S28 E30 \$ S20 \$.									

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	6.73

TOTAL OB/XF									
13,209									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	16,000.00	16,000.00	107,680		

ROZBORA GEORGE S & NANCY V
43156 BLACK JACK RIDGE
CALLAHAN, FL 32011

24-1N-24-0750-0003-0252

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