

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

2024

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	126,778
FOP	224	30	67	5,932
FOP	332	30	100	8,853
FST	112	55	62	5,489
FUS	884	100	884	78,263
TOTALS	2,984		2,545	225,315

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	21.30	21.30	100	1983	1983	3	20	818	
2	0680	POLE SHED	0 100	13	18	234.00	SF	10.00	10.00	100	1980	1980	3	20	468	
3	0810	CONCRETE A	0 100	8	16	128.00	SF	6.50	6.50	100	1990	1990	3	59.5	495	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
5	0861	POOL GUNIT	0 100	0	0	470.00	SF	85.00	85.00	100	2000	2000	3	25	9,988	
6	0845	KOOL DECK	0 100	0	0	1,050.00	SF	7.25	7.25	100	2000	2000	3	79	6,014	
7	0350	CARPORT WD	0 100	40	30	1,200.00	SF	13.00	13.00	100	2008	2008	3	35	5,460	
8	0681	POLE SHED	0 100	0	0	816.00	SF	15.00	15.00	100	2008	2008	3	52	6,365	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

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	115.88	294,915	1991	1991	0	0	0 23.60	76.40	
1 SNGL FAM - 100% - 0												
Heated Area: 2316												
HX Base Yr												
BAS 1993												
FOP 1993												
FUS 1993												

43214 BLACK JACK RDG, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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8	0681	POLE SHED	0 100	0	0	816.00	SF	15.00	15.00	100	2008	2008	3	52	6,365	

TOTAL OB/XF													31,008			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		225,315	
TOTAL MARKET OB/XF VALUE		31,008	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		328,323	
SOH/AGL Deduction		148,470	
ASSESSED VALUE		179,853	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		129,853	
TOTAL JUST VALUE		328,323	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,811	

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\$.									