

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

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

REVIEW DATE	12/04/2020	BY	TWX	Total Acres: 2.50	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000	PRINTED 08/06/2024 BY SYS
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BLOCK 3 PT OF LOT 25
IN OR 2547/1866
HILLS @ THOMAS CREEK PB 5/65

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	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	16,427
TOTALS	840		840	16,427

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	4.00	96.00
2 GARAGE RES - 100% - 2019 Heated Area: 840 HX Base Yr 2019											
352435											
43264 BLACK JACK RDG, CALLAHAN											
				BLD DATE	03/03/2023	NW	LGL DATE				
				XF DATE			LAND DATE	06/13/2023			
				INC DATE			AG DATE	MLU			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											6
PAGE 2 of 2											
VALUATION BY											STANDARD
Tax Group: 6											Tax Dist:
BUILDING MARKET VALUE											283,615
TOTAL MARKET OB/XF VALUE											9,167
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											367,782
SOH/AGL Deduction											224,868
ASSESSED VALUE											142,914
TOTAL EXEMPTION VALUE											55,000
BASE TAXABLE VALUE											87,914
TOTAL JUST VALUE											367,782
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											356,931
PERMIT NUM	DESCRIPTION					AMT			ISSUED		