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

2025

24-1N-24-0750-0003-0253

NASSAU COUNTY PROPERTY

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

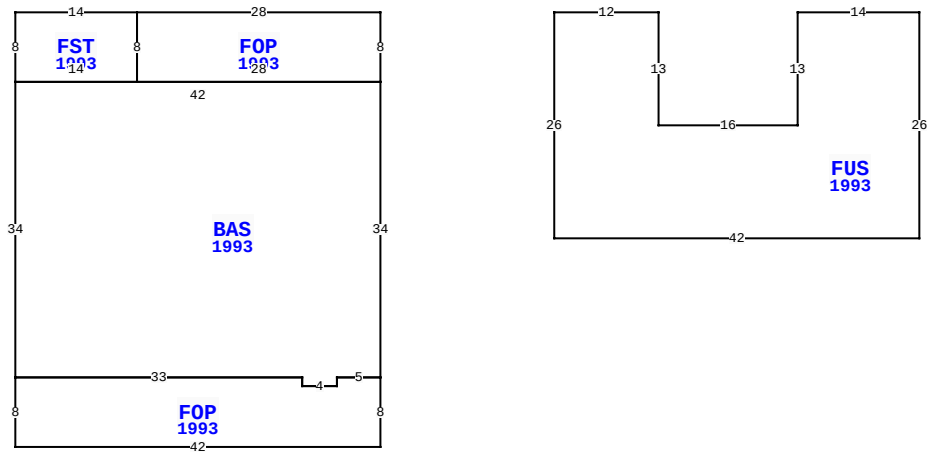
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	132,915
FOP	224	30	1993	67	6,219
FOP	332	30	1993	100	9,282
FST	112	55	1993	62	5,755
FUS	884	100	1993	884	82,051
TOTALS	2,984			2,545	236,221

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	122.37	311,432	1991	1991	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 0 Heated Area: 2316 HX Base Yr



43214 BLACK JACK RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		236,221
TOTAL MARKET OB/XF VALUE		28,882
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		385,103
SOH/AGL Deduction		200,034
ASSESSED VALUE		185,069
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,347
TOTAL JUST VALUE		385,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,323

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

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$.

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	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	57	474	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
5	0861	POOL GUNIT	0	100	0	0	470.00	SF	85.00	85.00	100	2000	2000	3	23	9,189	
6	0845	KOOL DECK	0	100	0	0	1,050.00	SF	7.25	7.25	100	2000	2000	3	77	5,862	
7	0350	CARPORT WD	0	100	40	30	1,200.00	SF	13.00	13.00	100	2008	2008	3	31	4,836	
8	0681	POLE SHED	0	100	0	0	816.00	SF	15.00	15.00	100	2008	2008	3	48	5,875	

LAND DESCRIPTION

TOTAL OB/XF 28,882

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	000100	C	RES	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 06/08/2022 BY TWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS