

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

2026

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



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		03	Quality Level 03		
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	2,462	100	1993	2,462	256,739
FEP	160	80	2015	128	13,348
FGR	576	55	1993	317	33,057
FOP	232	30	1993	70	7,300
FST	154	55	1993	85	8,864
TOTALS	3,584			3,062	319,307

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	101.1080	140.54	430,333	1989	1989	0	0	25.80	74.20	

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

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 2462 square feet. The plan includes several rooms and a central hallway, each labeled with a code and year. The dimensions for each area are as follows:

- BAS 1993** (Bathroom): 38' x 62'
- FEP 2015** (Entry): 20' x 20'
- FGR 1993** (Garage): 24' x 24'
- FOP 1993** (Front Porch): 29' x 29'
- FST 1993** (Front Staircase): 14' x 11'

The overall footprint of the home is 62' wide by 38' deep. The central hallway is 11' wide. The front porch is 29' wide and 29' deep. The garage is 24' wide and 24' deep. The entry is 20' wide and 20' deep. The bathroom is 38' wide and 62' deep. The front staircase is 14' wide and 11' deep.

BLD DATE		LGL DATE	
YR DATE		LAND DATE	05/08/2026