



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

NEIGHBORHOOD/LOC 8005.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1993	1,290	159,222
DCK	456	10	1993	46	5,677
FGR	484	55	1993	266	32,832
FOP	372	30	1993	112	13,824
FSP	168	40	1993	67	8,269
FST	70	55	1993	38	4,690
FUS	968	100	1993	968	119,478
TOTALS	3,808			2,787	343,993

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
3	0510	GARAGE WD-	0	100	24	720.00	SF	35.00	35.00
4	0681	POLE SHED	0	100	0	715.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	6.73

MARKET ADJUSTMENTS													
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	152.38	424,683	1987	1987	0	0	0	19.00	81.00	
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 05/08/2026 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF 9,644													
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
1	000100	C	RES	100	0007	OR	0.00	0.00	6.73	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		421,420	
TOTAL MARKET OB/XF VALUE		9,644	
TOTAL LAND VALUE - MARKET		141,330	
TOTAL MARKET VALUE		572,394	
SOH/AGL Deduction		277,086	
ASSESSED VALUE		295,308	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		243,897	
TOTAL JUST VALUE		572,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,023	

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	SALE PRICE	
0724/1244	2/28/1995	WD	Q	I		156,000	
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 \$.									

BLOCK 3 PT OF LOT 25
OR 724/1244 SEC 30-1N-25
2001 FLEE DW/MH

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

2026

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,674	116.8000	105.12	175,971	2001	2001	0	0	0	56.00	44.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ 0% - 1996										Heated Area: 1512										HX Base Yr 1996									
Roof Cover	03	COMP SHNGL 100								27 56 10 27 56 10 27																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 70																																					
Interior Floo	08	SHT VINYL 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																																					
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	1,512	100	2007	1,512	69,934																																		
FSP	270	60	2007	162	7,493																																		
TOTALS		1,782			1,674	77,427																																	
EXTRA FEATURES										43156 BLACK JACK RDG, CALLAHAN																													
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																							
																		BLD DATE		03/03/2023		NW		LGL DATE															
																		XF DATE						LAND DATE		05/08/2026		MLU											
																		INC DATE						AG DATE															
LAND DESCRIPTION										TOTAL OB/XF										0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
REVIEW DATE		01/01/2023		BY		CD		Total Acres: 6.73		Total Land Value: 141,330		Market: 0		Agricultural: 0		Common: 141,330		PRINTED 07/09/2026 BY SYS																					