

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

2026

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100	1993	1,432	138,950
FOP	224	30	1993	67	6,501
FOP	332	30	1993	100	9,703
FST	112	55	1993	62	6,016
FUS	884	100	1993	884	85,776
TOTALS	2,984			2,545	246,946

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	128.86	327,949	1991	1991	0	0	24.70	75.30

1 SNGL FAM 100% - 0

Heated Area: 2316

HX Base Yr

The floor plan shows a main rectangular building with a width of 34 and a height of 42. Attached to the top edge is a smaller rectangular section with a width of 14 and a height of 28. The total area is 2316. The diagram is divided into four labeled sections: FST 1993 (top left), FOP 1993 (top right), BAS 1993 (main central area), and FUS 1993 (bottom area). Dimensions are provided for various segments: 14, 28, 8, 42, 34, 33, 4, 5, 8, 26, 12, 13, 16, 14, 26, 42.

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2026

MLU