

BLOCK 5 LOT 2
IN OR 1577/472
SPRING LAKE EST #2 PB 5/185

LANGFORD JACQUELINE M
55604 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0005-0020



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	8010.00	

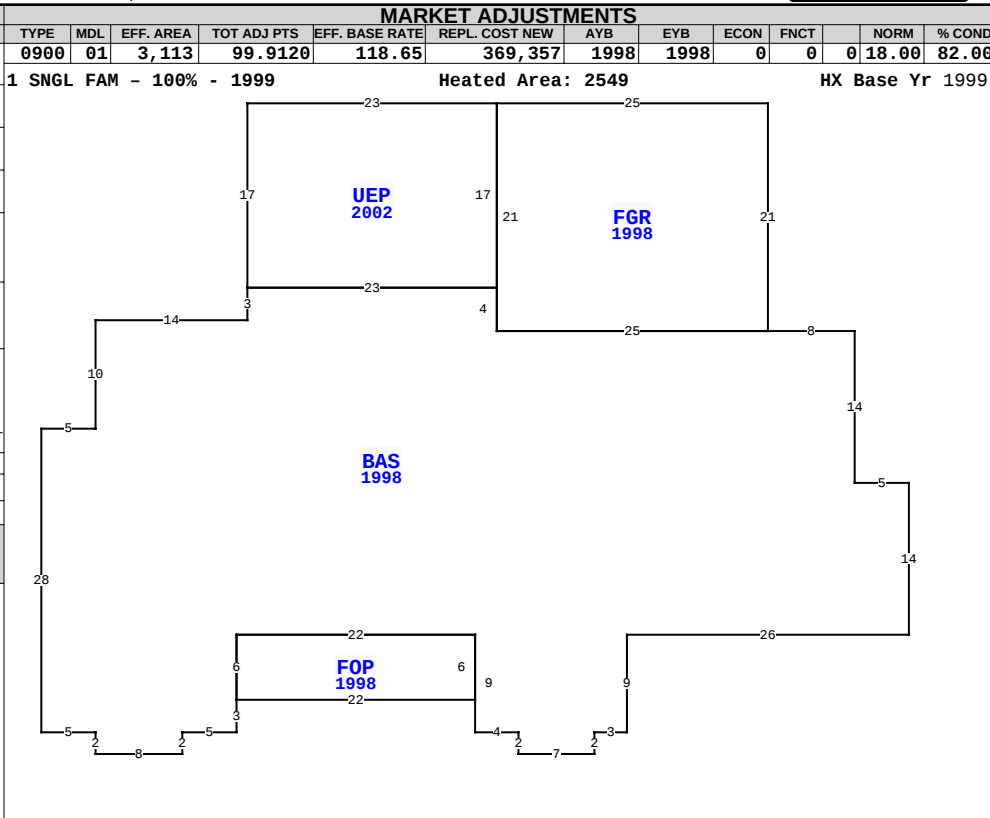
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,549	100	2,549	248,000
FGR	525	55	289	28,118
FOP	132	30	40	3,892
UEP	391	60	235	22,864

TOTALS	3,597		3,113	302,873
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,720.00	SF	4.00	
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	19.50	
4	0825	BRICK	0 100	50	3	150.00	SF	12.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

REVIEW DATE	05/08/2017	BY	KBX
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55604 YELLOW JACKET DR, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										10,902		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
06	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					317,796				
TOTAL MARKET OB/XF VALUE					10,902				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					378,698				
SOH/AGL Deduction					188,644				
ASSESSED VALUE					190,054				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					140,054				
TOTAL JUST VALUE					378,698				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					301,613				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9086	ADDITION	8,800	12/01/2001
E995514	NEW CONSTR	0	01/01/1999
R981321	REPAIR/RRF	0	10/01/1998
B974253	NEW CONSTR	106,848	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1577/0472	7/17/2008	QC	U	I	01	100
GRANTOR: LANGFORD LONNY						
GRANTEE: LANGFORD JACQUELINE						
0800/1917	7/24/1997	WD	U	V	07	100
GRANTOR: HARPER WILLIAM G & BA						
GRANTEE: LANGFORD LONNY L &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1998] W8 FGR=[YR=1998] N21 W25 UEP=[YR=2002] W23 S17 E23 N17\$ S21 E25\$ W25 N4 W23 S3 W14 S10 W5 S28 E5 S2 E8 N2 E5 N3 FOP=[YR=1998] E22 N6 W22 S6\$ N6 E22 S9 E4 S2 E7 N2 E3 N9 E26 N14 W5 N14\$.									

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