BLOCK 5 LOT 3
IN OR 543 PG 598
SPRING LAKE EST #2 PB 5/185

HATCHER PATRICIA A
55628 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

**2023**

**46-2N-25-197B-0005-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

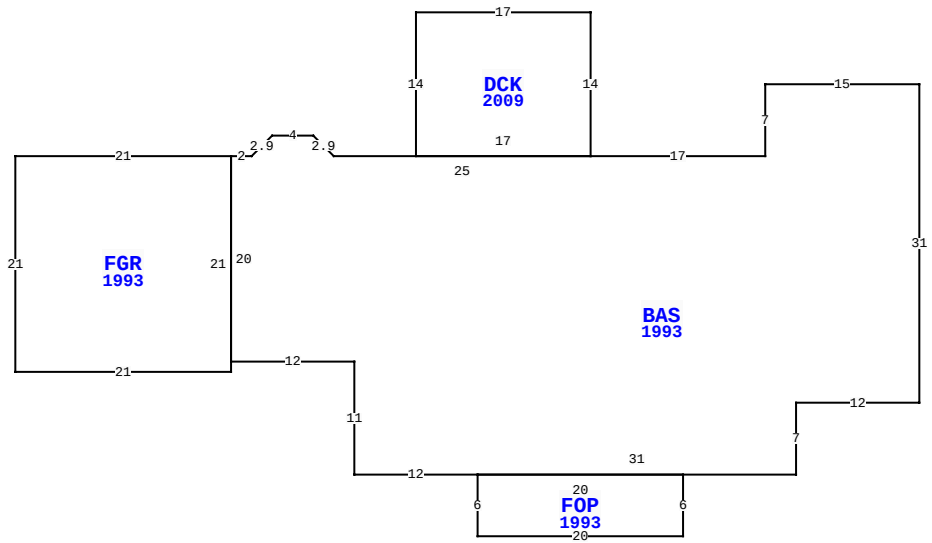
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 8010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,978 | 100 | 1,978 | 226,057 |
| DCK | 238 | 10 | 24 | 2,743 |
| FGR | 441 | 55 | 243 | 27,771 |
| FOP | 120 | 30 | 36 | 4,114 |
| TOTALS | 2,777 | | 2,281 | 260,685 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,281 | 109.3680 | 129.87 | 296,233 | 1989 | 1997 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 100% - 1990 Heated Area: 1978 HX Base Yr 1990




55628 YELLOW JACKET DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 260,685 |
| TOTAL MARKET OB/XF VALUE | | 6,454 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 317,139 |
| SOH/AGL Deduction | | 176,726 |
| ASSESSED VALUE | | 140,413 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 60,000 |
| BASE TAXABLE VALUE | | 80,413 |
| TOTAL JUST VALUE | | 317,139 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 252,142 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0543/0598 | 5/18/1988 | WD | U | V | | 21,100 |

GRANTOR: SPRING LKE EST OF NC

GRANTEE: HATCHER RAYMOND P

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 S7 W17 DCK=[YR=2009] N14 W17 S14 E17$ W25 U2 L2 W4 D2 L2 W2 FGR=[YR=1993] W21 S21 E21 N21$ S20 E12 S11 E12 FOP=[YR=1993] S6 E20 N6 W20$ E31 N7 E12 N31$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,881.00 | SF | 3.64 | 3.64 | 100 | 1989 | 1989 | 3 | 59.5 | 4,074 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,454

| 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 | SFR | 100 | 0006 | RS-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS