

BLOCK 5 LOT 7
IN OR 2198/1018
SPRING LAKE EST #2 PB 5/185

THOMAS MARK E SR & DORA F
55714 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0005-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	8010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2,228	242,877
FEP	375	80	300	32,703
FGR	462	55	254	27,689
FOP	53	30	16	1,744
TOTALS	3,118		2,798	305,014

EXTRA FEATURES	
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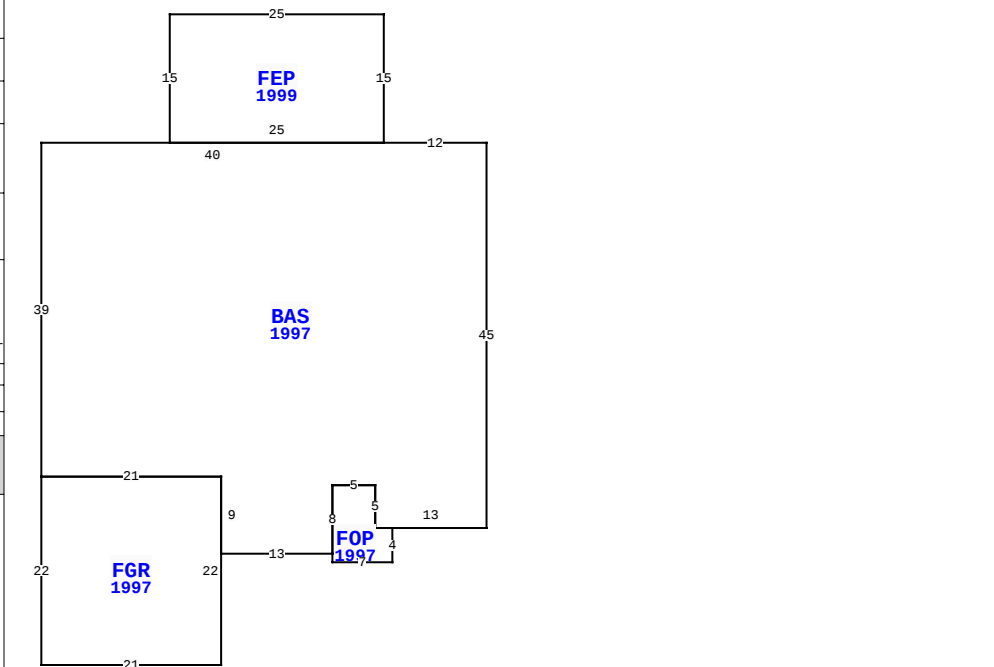
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0 100	0	0	1,233.00	SF	4.00	4.00	100	1997	1997	3	75	3,699	
3	0476	VF 6 SBPL	0 100	0	0	60.00	LF	32.00	32.00	100	2004	2004	3	66	1,267	

LAND DESCRIPTION	
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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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		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
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,798	102.9120	122.21	341,944	1997	2002	0	0	10.80	89.20
1 SNGL FAM - 100% - 1998 Heated Area: 2228 HX Base Yr 1998											



55714 YELLOW JACKET DR, CALLAHAN

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

TOTAL OB/XF												7,801

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				305,014	
TOTAL MARKET OB/XF VALUE				7,801	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				362,815	
SOH/AGL Deduction				196,026	
ASSESSED VALUE				166,789	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				116,789	
TOTAL JUST VALUE				362,815	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				285,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985484	ADDITION	4,750	10/01/1998
B973698	NEW CONSTR	110,000	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2198/1018	5/25/2018	QC	U	I	11	100	
GRANTOR: THOMAS MARK E SR & D0							
GRANTEE: THOMAS MARK E SR &							
0696/0764	1/14/1994	WD	Q	V		22,700	
GRANTOR: SPRING LAKE ESTATES							
GRANTEE: THOMAS MARK E SR							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1997] W12 FEP=[YR=1999] N15 W25 S15 E25\$ W40 S39 FGR=[YR=1997] S22 E21 N22 W21\$ E21 S9 E13 FOP=[YR=1997] S1 E7 N4 W2 N5 W5 S8\$ N8 E5 S5 E13 N45\$.							