BLOCK 5 LOT 9
SPRING LAKE EST #2 PB 5/185

GOODROE STEVEN W & RUTH L
55782 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0005-0090

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

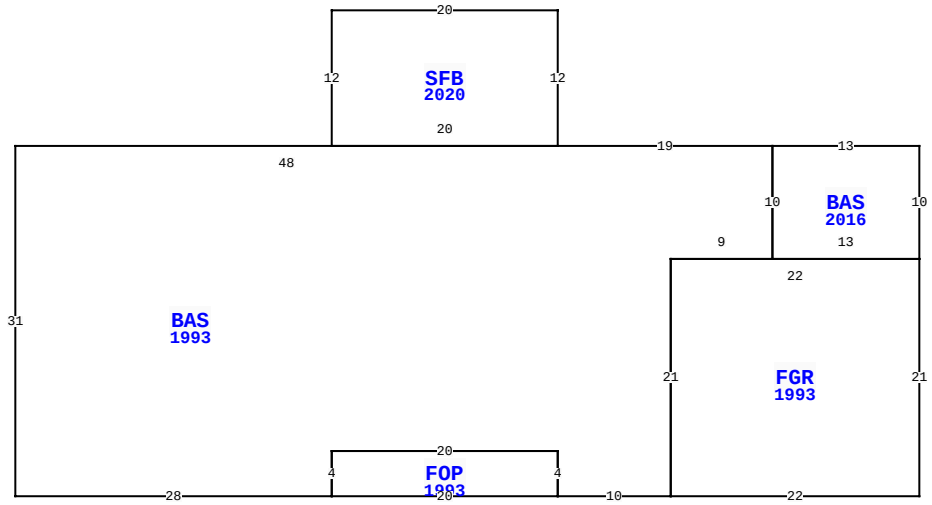
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	1,808	199,465
BAS	130	100	130	14,342
FGR	462	55	254	28,022
FOP	80	30	24	2,648
SFB	240	80	192	21,182
TOTALS	2,720		2,408	265,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,408	117.6000	139.65	336,277	1989	1994	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2021 Heated Area: 2130 HX Base Yr 2021



55782 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		283,682
TOTAL MARKET OB/XF VALUE		26,133
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		359,815
SOH/AGL Deduction		148,622
ASSESSED VALUE		211,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,193
TOTAL JUST VALUE		359,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702285	REPAIR/RRF	14,340	04/01/2017
B13679	GARAGE	23,760	10/01/2004
R6669	REPAIR/RRF	500	10/01/2004
B985270	CARPORT	3,051	08/01/1998
5782	GARAGE	12,240	06/02/1989
5674	NEW CONSTR	72,732	04/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/1411	12/30/2020	WD	Q	I	02	257,500
GRANTOR: BURNSED DERRELL D & D						
GRANTEE: GOODROE STEVEN W &						
0535/0828	1/28/1988	WD	Q	V		17,800
GRANTOR: SPRING LAKE EST						
GRANTEE: BURNSED DERRELL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 BAS=[YR=1993] W19 SFB=[YR=2020] N12 W20 S12 E20 $ W48 S31 E28 FOP=[YR=1993] E20 N4 W20 S4 $ N4 E20 S4 E10 FGR=[YR=1993] E22 N21 W22 S21 $ N21 E9 N10 $ S10 E13 N10 $.

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	0812	CONCRETE C	0	100	0	0	3,938.00	SF	4.00	4.00	100	1989	1989	3	59.5	9,372	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
5	0811	CONCRETE B	0	100	30	25	750.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,321	
6	0476	VF 6 SBPL	0	100	0	0	146.00	LF	32.00	32.00	100	2001	2001	3	58	2,710	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2001	2001	3	58	348	
8	0510	GARAGE WD-	0	100	30	12	360.00	SF	24.85	24.85	100	2003	2003	3	36	3,221	
10	0476	VF 6 SBPL	0	100	0	0	243.00	LF	32.00	32.00	100	2003	2003	3	64	4,977	
11	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	64	384	

LAND DESCRIPTION

TOTAL OB/XF 26,133

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 02/01/2021 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

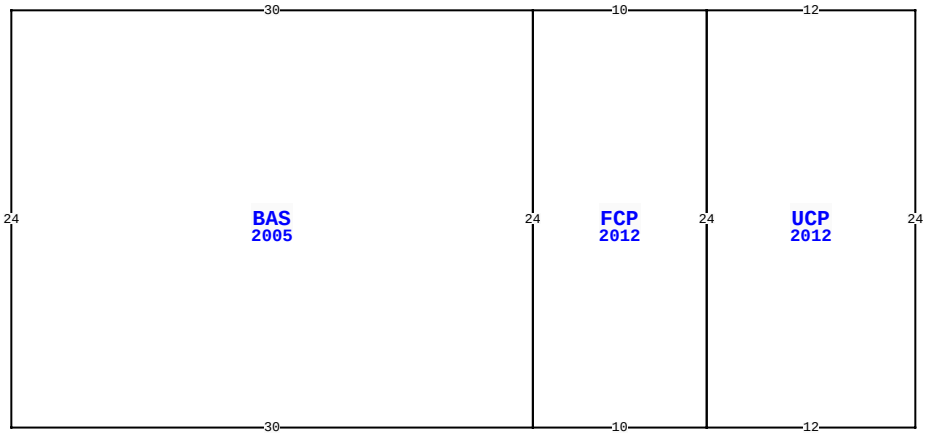
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,486
FCP	240	25	60	1,290
UCP	288	20	58	1,247
TOTALS	1,248		838	18,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	838	80.8500	28.30	23,715	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2021 Heated Area: 720 HX Base Yr 2021



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0535/0828	1/28/1988	WD	Q	V		17,800
GRANTOR: SPRING LAKE EST						
GRANTEE: BURNSED DERRELL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S24 E30 FCP=[YR=2012] E10 UCP=[YR=2012]
E12 N24 W12 S24$ N24 W10 S24$ N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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