

BLOCK 7 LOT 2
IN OR 1756/826
SPRING LAKE EST #2 PB 5/185

GAUL MARIE C
55581 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0020



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	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

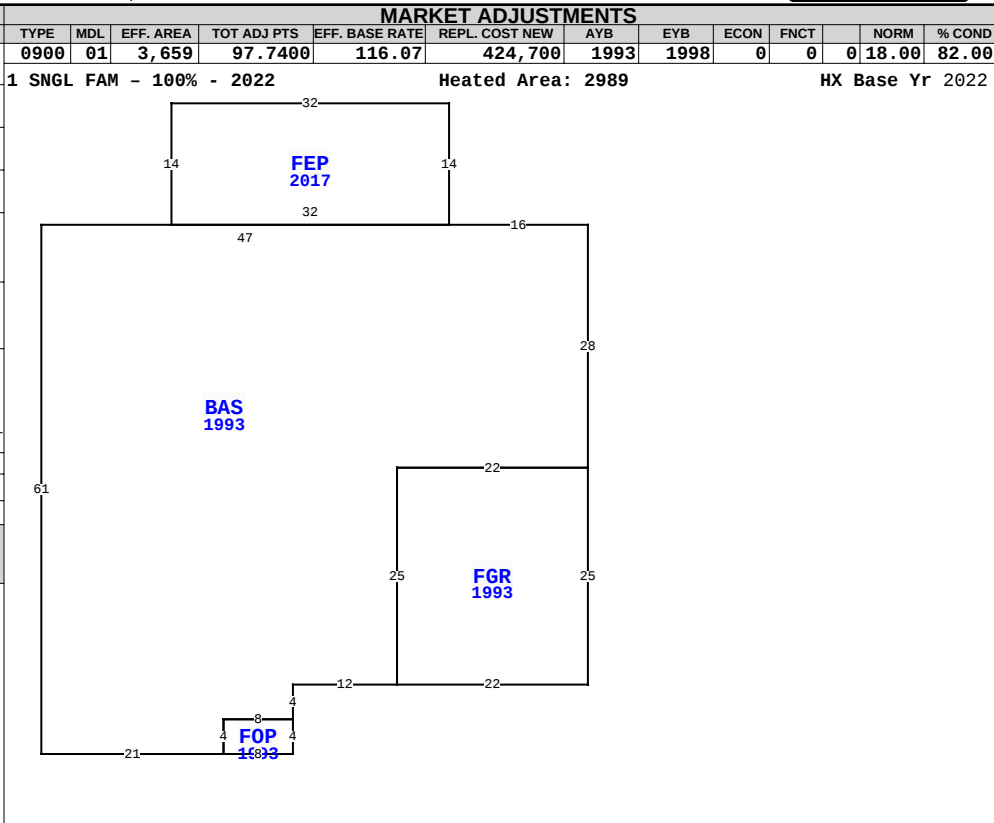
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,989	100	2,989	284,485
FEP	448	80	358	34,073
FGR	550	55	302	28,743
FOP	32	30	10	952

TOTALS	4,019	3,659	348,254
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,753.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	
4	0462	ST/AL FNC	0	100	0	0	312.00	SF	8.50	8.50	
5	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	
6	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	
7	0855	CONC PAVER	0	100	0	0	1,056.00	SF	10.00	10.00	

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



55581 YELLOW JACKET DR, CALLAHAN

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

TOTAL OB/XF										54,555		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	UNIT	VAL
	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						348,254					
TOTAL MARKET OB/XF VALUE						54,555					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						452,809					
SOH/AGL Deduction						89,905					
ASSESSED VALUE						362,904					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						312,904					
TOTAL JUST VALUE						452,809					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						352,334					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702038	SWIM POOL	28,200	04/01/2017
B10999	GARAGE	34,845	04/01/2003
R4956	REPAIR/RRF	1,500	04/01/2003
8622	NEW CONSTR	106,634	01/20/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1756/0826	9/13/2011	WD	Q	I	02	235,000
GRANTOR:WOLFE LISA A & ALBERT						
GRANTEE:GAUL STEVEN A & MAR						
1293/1860	2/08/2005	WD	Q	I		245,000
GRANTOR:MILTON CARL R						
GRANTEE:WOLFE LISA A & ALBE						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FEP=[YR=2017] N14 W32 S14 E32\$ W47 S61 E21 FOP=[YR=1993] E8N4 W8 S4\$ N4 E8 N4 E12 FGR=[YR=1993] E22 N25 W22 S25\$ N25 E22N28\$.											