BLOCK 7 LOTS 5 & 4
SPRING LAKE EST #2 PB 5/185

KEYS RILEY J JR & MELVIN ANETTA
55675 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197B-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

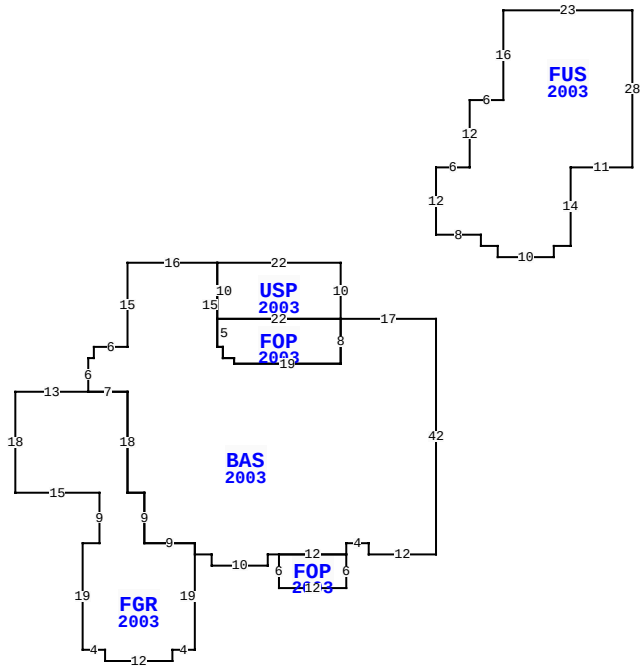
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2,314	216,945
FGR	836	55	460	43,127
FOP	72	30	22	2,063
FOP	171	30	51	4,781
FUS	1,056	100	1,056	99,003
USP	220	30	66	6,187
TOTALS	4,669		3,969	372,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,969	111.6990	100.81	400,115	2003	2008	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 0 Heated Area: 3370 HX Base Yr



55675 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	372,107
TOTAL MARKET OB/XF VALUE	40,138
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	512,245
SOH/AGL Deduction	31,120
ASSESSED VALUE	481,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,125
TOTAL JUST VALUE	512,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007914	REPAIR/RRF	32,911	05/20/2022
B20653	SCRN ENCLOSURE	4,968	10/01/2007
B20437	SWIM POOL	45,000	08/01/2007
M6129	H/AC	0	07/01/2002
B9598	NEW CONSTR	240,809	04/01/2002
E9567	NEW CONSTR	2,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0458	11/19/2021	WD	Q	I	02	610,000
GRANTOR: COPELAND ALLISON DEXT						
GRANTEE: KEYS RILEY J JR & M						
2036/0905	3/29/2016	QC	U	I	11	127,000
GRANTOR: COPELAND ALLISON DEXT						
GRANTEE: COPELAND ALLISON DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 USP=[YR=2003] N10 W22 S10 FOP=[YR=2003] S5 E1 S2 E2 S1 E19 N8 W22$ E22$ S8 W19 N1 W2 N2 W1 N15 W16 S15 W6 S2 W1 S6 FGR=[YR=2003] W13 S18 E15 S9 W3 S19 E4 S2 E12 N2 E4 N19 W9 N9 W3 N18 W7$ E7 S18 E3 S9 E9 S2 E3 S2 E10 N2 E2 FOP=[YR=2003] S6 E12 N6 W12$ E12 N2 E4 S2 E12 N42$ PTR=N15 FUS=[YR=2003] N12 E6 N12 E6 N16 E23 S28 W11 S14 W3 S2 W10 N2 W3 N2 W8$ S15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	2,746.00	SF	4.00	4.00	100	2003	2003	3	84	9,227	
3	0911	SCRN RM A	0	0	42	22	924.00	SF	17.50	17.50	100	2007	2007	3	35	5,660	
4	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2007	2007	3	52	17,326	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
6	0855	CONC PAVER	0	0	0	0	505.00	SF	10.00	10.00	100	2007	2007	3	89	4,495	

LAND DESCRIPTION

TOTAL OB/XF 40,138

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	0	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	000100	C	SFR	0	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 10/01/2021 BY KB Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS