BLOCK 8 LOT 1
IN OR 977/158
SPRING LAKE EST #2 PB 5/185

KEITH ALAN C & PATRICIA B
55528 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197B-0008-0010

BUILDING CHARACTERISTICS

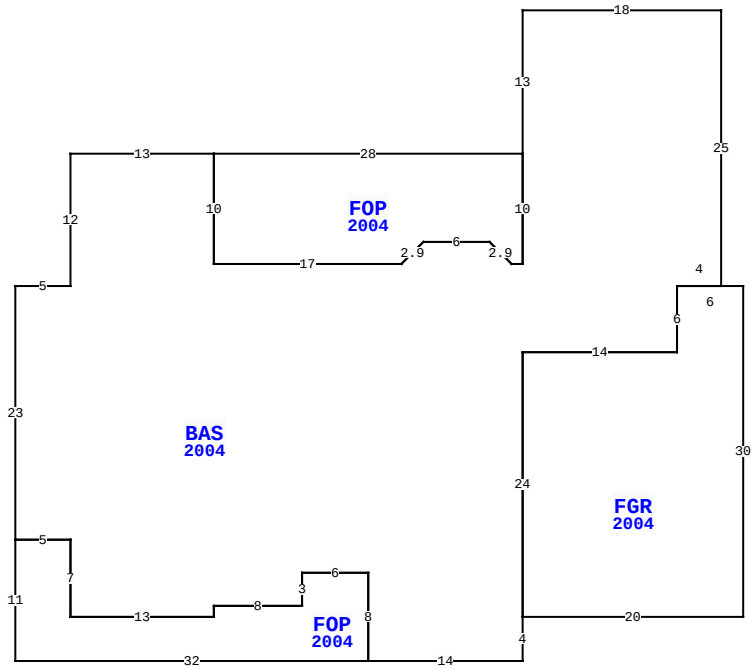
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2,131	238,506
FGR	516	55	284	31,786
FOP	195	30	58	6,492
FOP	264	30	79	8,842
TOTALS	3,106		2,552	285,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,552	108.9600	129.39	330,203	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2005 Heated Area: 2131 HX Base Yr 2005



55528 YELLOW JACKET DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,626
TOTAL MARKET OB/XF VALUE		7,666
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		343,292
SOH/AGL Deduction		181,092
ASSESSED VALUE		162,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,200
TOTAL JUST VALUE		343,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12198	NEW CONSTR	153,811	01/01/2004
R5768	REPAIR/RRF	2,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0977/0158	3/21/2001	WD	U	I	13	28,900
GRANTOR: CARVER RICHARD TROY &						
GRANTEE: KEITH ALAN C & PATR						
0895/0649	8/16/1999	WD	U	V	07	100
GRANTOR: HICKS JOHN PAUL						
GRANTEE: TROY RICHARD & HOLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S13 FOP=[YR=2004] W28 S10 E17 U2 R2 E6 D2 R2 E1 N10$ S10 W1 L2 U2 W6 L2 D2 W17 N10 W13 S12 W5S23 FOP=[YR=2004] S11 E32 N8 W6 S3 W8 S1 W13 N7 W5$ E5 S7 E13 N1 E8 N3 E6 S8 E14 N4 FGR=[YR=2004] E20N30 W6 S6 W14 S24$ N24 E14 N6 E4 N25$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,323.00	SF	4.00	4.00	100	2004	2004	3	86	4,551	

LAND DESCRIPTION

TOTAL OB/XF 7,666

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		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