

BLK 9 LOT 1
IN OR 2090/1291
SPRING LAKE EST #2 PBK 5/185

FISH WALTER & VERONICA A
55499 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197B-0009-0010



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	2,176	100	2,176
FGR	576	55	317
FOP	256	30	77
FOP	324	30	97
FUS	352	100	352
STR	52	10	5
TOTALS	3,736		3,024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,024	103.0400	122.36	370,017	2017	2017	0	0	3.75	96.25

1 SNGL FAM - 100% - 2018 Heated Area: 2528 HX Base Yr 2018

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			388,550
TOTAL MARKET OB/XF VALUE			7,364
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			445,914
SOH/AGL Deduction			206,121
ASSESSED VALUE			239,793
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			189,793
TOTAL JUST VALUE			445,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004321	GARAGE	69,552	05/20/2020
17002862	CO ISSUED	0	12/29/2017
1702862	NEW CONSTR	325,803	06/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1291	12/21/2016	WD	Q	V	01	35,000

GRANTOR: CATRETT CHRISTOPHER T
GRANTEE: FISH WALTER & VERNI
2029/0564 2/18/2016 QC U V 11 100
GRANTOR: CATRETT COLEEM M
GRANTEE: CATRETT CHRISTOPHER

EXTRA FEATURES																
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	0811	CONCRETE B	0	100	0	1,460.00	SF	5.20	5.20	100	2017	2017	3	97	7,364	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 FOP=[YR=2017] N4 W41 S8 E40 N4 E1\$ W1 S4 W55 S28 FGR=[YR=2017] S24 E24 N11 FOP=[YR=2017] E32 N8 W32 S8\$ N13 W24\$ E24 S5 E44 N37\$ PTR=E20 FUS=[YR=2017] E2 STR=[YR=2017] N4 E11 S4 W7 S2 W4 N2\$ S2 E4N2 E9 S24 W15 N24\$ W20\$.	

LAND DESCRIPTION																								
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							

