BLOCK 11 LOT 8
IN OR 1604/1956
SPRING LAKE ESTATES #3 PB5/198

CURTIS THOMAS J JR & CAROL A
55280 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

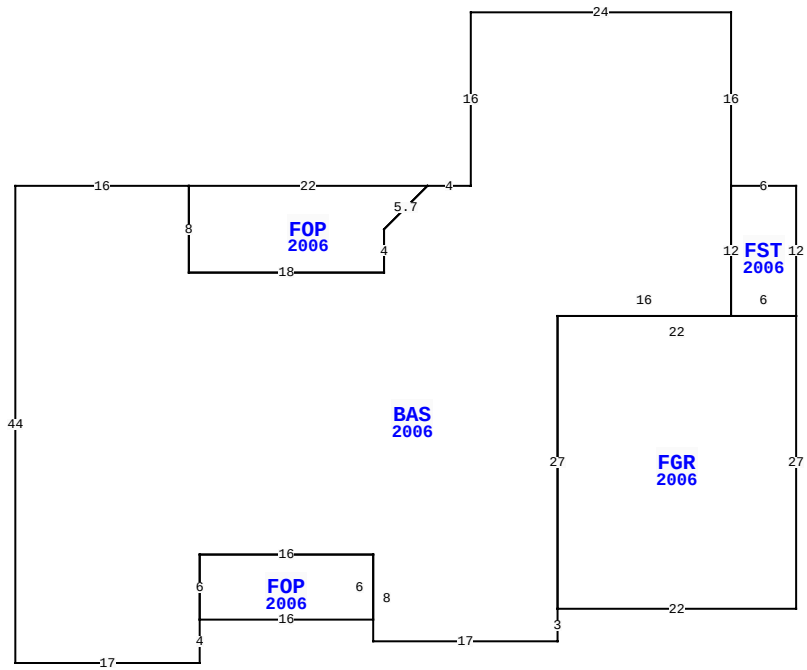
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	280,746
FGR	594	55	327	37,780
FOP	96	30	29	3,351
FOP	152	30	46	5,315
FST	72	55	40	4,621
TOTALS	3,344		2,872	331,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	105.7500	125.58	360,666	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2010 Heated Area: 2430 HX Base Yr 2010



55280 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		331,813
TOTAL MARKET OB/XF VALUE		53,346
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		435,159
SOH/AGL Deduction		201,899
ASSESSED VALUE		233,260
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,260
TOTAL JUST VALUE		435,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24783	ADDITION	22,147	06/01/2011
B24560	SWIM POOL	40,000	04/01/2011
C15714	CO ISSUED	0	07/01/2005
B15714	NEW CONSTR	180,086	07/01/2005
R7991	REPAIR/RRF	5,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1604/1956	1/30/2009	WD	Q	I	01	230,000
GRANTOR: MCFERN GREGORY A & SH						
GRANTEE: CURTIS THOMAS J JR						
1316/0395	5/10/2005	WD	U	V	07	100
GRANTOR: JANNEY RAYMOND T						
GRANTEE: MCFERN GREGORY A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2006] W6 BAS=[YR=2006] N16 W24 S16 W4 FOP=[YR=2006] W22 S8 E18 N4 U4 R4 $ D4 L4 S4 W18 N8 W16 S44 E17 N4 FOP=[YR=2006] E16 N6 W16 S6$ N6 E16 S8 E17 N3 FGR=[YR=2006] E22 N27 W22 S27$ N27 E16 N12$ S12 E6 N12$.

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	2,350.00	SF	4.00	4.00	100	2006	2006	3	88	8,272	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0855	CONC PAVER	0	100	0	0	386.00	SF	7.00	7.00	100	2011	2011	3	93	2,513	
4	0911	SCRN RM A	0	100	26	42	1,092.00	SF	17.50	17.50	100	2011	2011	3	55	10,511	
5	0861	POOL GUNIT	0	100	14	26	392.00	SF	85.00	85.00	100	2011	2011	3	68	22,658	
6	0855	CONC PAVER	0	100	0	0	700.00	SF	7.00	7.00	100	2011	2011	3	93	4,557	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	55	550	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	

LAND DESCRIPTION

TOTAL OB/XF 53,346

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS