BLK 11 LOT 10
SPRING LAKE ESTATES #3 PB5/198

CHIANG HSIAO-CHIN & MARIA MASHA
55214 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

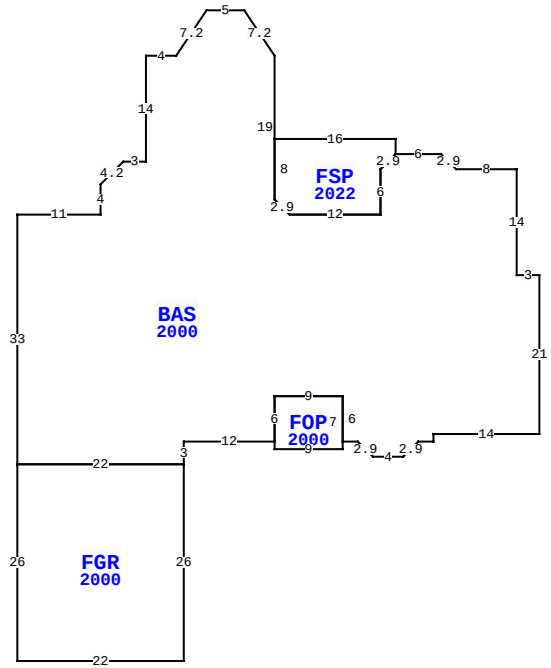
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,631	100	2,631	296,489
FGR	572	55	315	35,497
FOP	63	30	19	2,141
FSP	144	40	58	6,536
TOTALS	3,410		3,023	340,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,023	103.3160	122.69	370,892	2000	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2023 Heated Area: 2631 HX Base Yr



55214 YELLOW JACKET DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,664
TOTAL MARKET OB/XF VALUE		6,070
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		396,734
SOH/AGL Deduction		0
ASSESSED VALUE		396,734
TOTAL EXEMPTION VALUE	13	396,734
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,734
NCON VALUE		3,732
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016086	REPAIR/RRF	38,375	11/18/2021
B996490	NEW CONSTR	122,552	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1352	2/23/2022	WD	Q	I	01	425,000
GRANTOR: STEELE DENNIS G & ANN						
GRANTEE: CHIANG HSIAO CHIN &						
0879/1278	4/20/1999	WD	Q	V		15,100
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: STEELE DENNIS G & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W3 N14 W8 U2 L2 W6 FSP=[YR=2022] N2 W16 S8 R2 D2 E12 N6 U2 R2 $ D2 L2 S6 W12 U2 L2 N19 U6 L4 W5 L4 D6 W4 S14 W3 L3 D3 S4 W11 S33 FGR=[YR=2000] S26 E22N26 W22 $ E22 N3 E12 FOP=[YR=2000] S1 E9 N7 W9 S6 $ N6 E9 S6 E2 D2 R2 E4 U2 R2 E2 N1 E14 N21 $.

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	1,897.00	SF	4.00	4.00	100	2000	2000	3	80	6,070	

LAND DESCRIPTION

TOTAL OB/XF 6,070

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