BLOCK 11 LOT 11
SPRING LAKE ESTATES #3 PB5/198

FLYNN PAUL FREDERICK & JILL
55188 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0110

BUILDING CHARACTERISTICS

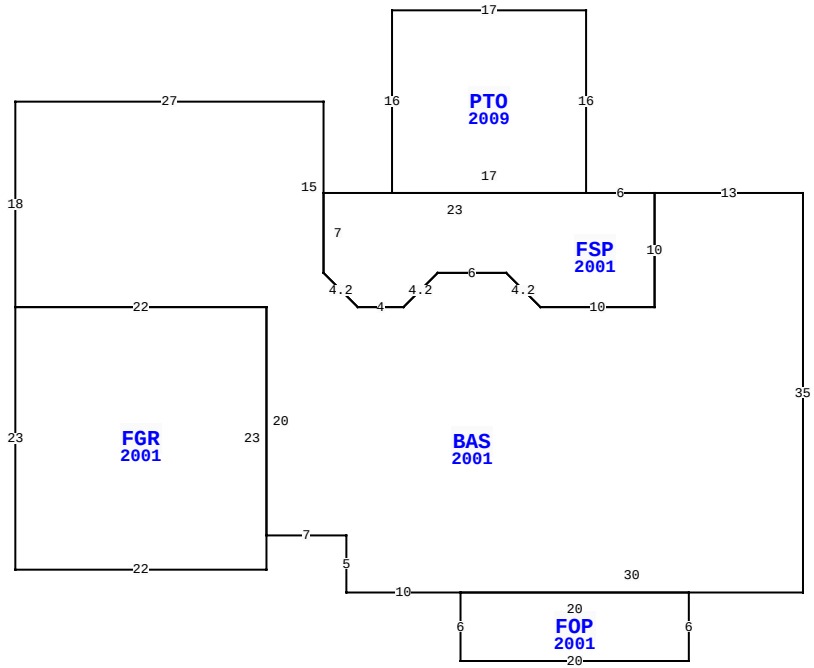
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,788	100	1,788	220,868
FGR	506	55	278	34,341
FOP	120	30	36	4,447
FSP	259	40	104	12,847
PTO	272	5	14	1,729
TOTALS	2,945		2,220	274,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,220	116.2280	138.02	306,404	2001	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 1788 HX Base Yr 2023



55188 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		274,232
TOTAL MARKET OB/XF VALUE		12,848
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,080
SOH/AGL Deduction		0
ASSESSED VALUE		337,080
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,080
TOTAL JUST VALUE		337,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229902	REPAIR/RRF	14,985	10/01/2022
B018725	NEW CONSTR	120,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/0282	10/28/2022	WD	Q	I	01	410,000
GRANTOR: CHARLES JAMES & KELLY						
GRANTEE: FLYNN PAUL FREDERIC						
1940/0912	9/24/2014	QC	U	I	11	55,700
GRANTOR: CHARLES KELLY A & JAM						
GRANTEE: CHARLES JAMES & KEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W13 FSP=[YR=2001] W6 PTO=[YR=2009] N16 W17 S16 E17$ W23 S7 D3 R3 E4 U3 R3 E6 D3 R3 E10 N10$ S10 W10 U3 L3 W6 D3 L3 W4 U3 L3 N15 W27 S18 FGR=[YR=2001] S23 E22 N23 W22 $ E22 S20 E7 S5 E10 FOP=[YR=2001] S6 E20 N6 W20 $ E30 N35 $.

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	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	86	4,300	
2	0811	CONCRETE B	0	100	0	0	1,957.00	SF	5.20	5.20	100	2003	2003	3	84	8,548	

LAND DESCRIPTION

TOTAL OB/XF 12,848

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	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 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