BLOCK 11 LOT 15
SPRING LAKE ESTATES 3 PB 5/198

VAN HOUTEN CHERYL & CHRISTOPHER
55094 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0150

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

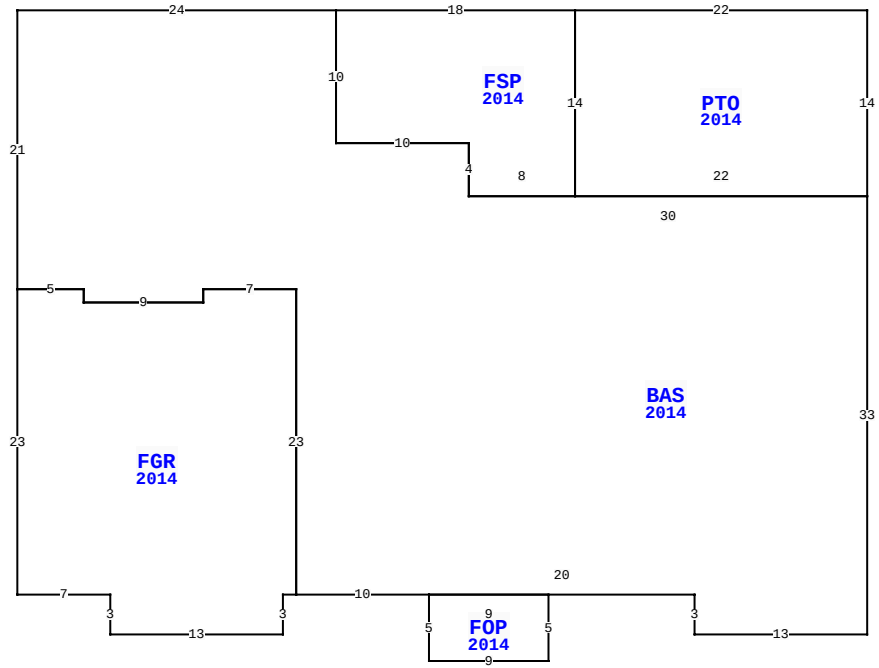
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100	1,861	236,386
FGR	513	55	282	35,820
FOP	45	30	14	1,779
FSP	212	40	85	10,796
PTO	308	5	15	1,906
TOTALS	2,939		2,257	286,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,257	111.1320	131.97	297,856	2014	2017	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 2020 Heated Area: 1861 HX Base Yr 2020



55094 YELLOW JACKET DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,686
TOTAL MARKET OB/XF VALUE		12,114
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		348,800
SOH/AGL Deduction		166,068
ASSESSED VALUE		182,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,732
TOTAL JUST VALUE		348,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428672	CO ISSUED	0	08/11/2014
B1428672	NEW CONSTR	224,713	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2266/0764	4/04/2019	WD	Q	I	01	300,000
GRANTOR: THOMPSON JOYCE M & FR						
GRANTEE: VAN HOUTEN CHERYL &						
1912/1914	4/10/2014	WD	Q	V	01	32,500
GRANTOR: GATES PETER J & MICHE						
GRANTEE: THOMPSON JOYCE M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W22 FSP=[YR=2014] W18 BAS=[YR=2014] W24 S21 FGR=[YR=2014] S23 E7 S3 E13 N3 E1 N23 W7 S1 W9 N1 W5$ E5 S1 E9 N1 E7 S23 E10 FOP=[YR=2014] S5 E9 N5 W9$ E20 S3 E13 N33 W30 N4 W10 N10$ S10 E10 S4 E8 N14$ S14 E22 N14$.

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	0812	CONCRETE C	0	100	0	0	3,188.00	SF	4.00	4.00	100	2014	2014	3	95	12,114	

LAND DESCRIPTION

TOTAL OB/XF 12,114

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	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 12/06/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS