BLOCK 11 LOT 17
IN OR 2084/1372
SPRING LAKE ESTATES #3 PB5/198

SZOSTEK MATTHEW
55056 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

**2023**

**46-2N-25-197C-0011-0170**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

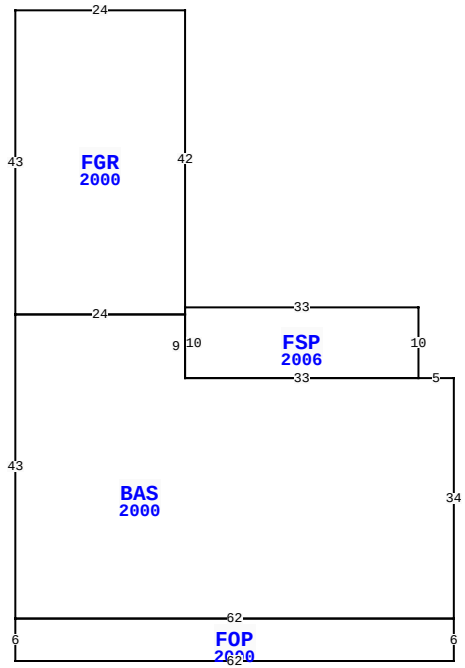
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,324 | 100 | 2,324 | 251,307 |
| FGR | 1,032 | 55 | 568 | 61,421 |
| FOP | 372 | 30 | 112 | 12,111 |
| FSP | 330 | 40 | 132 | 14,274 |
| TOTALS | 4,058 | | 3,136 | 339,113 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,136 | 102.0280 | 121.16 | 379,958 | 2000 | 2000 | 0 | 0 | 0 | 10.75 | 89.25 |

1 SNGL FAM – 100% - 2018 Heated Area: 2324 HX Base Yr 2018




55056 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 | | 339,113 |
| TOTAL MARKET OB/XF VALUE | | 30,698 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 419,811 |
| SOH/AGL Deduction | | 170,160 |
| ASSESSED VALUE | | 249,651 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 199,651 |
| TOTAL JUST VALUE | | 419,811 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,068 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008425 | REPAIR/RRF | 68,749 | 06/01/2022 |
| B007077 | NEW CONSTR | 131,742 | 04/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2084/1372 | 10/04/2016 | SW | Q | I | 01 | 260,000 |
| GRANTOR: RESIDENTIAL CREDIT OP | | | | | | |
| GRANTEE: SZOSTEK MATTHEW | | | | | | |
| 2068/1138 | 8/10/2016 | QC | U | I | 11 | 183,900 |
| GRANTOR: BAYVIEW LOAN SERVICIN | | | | | | |
| GRANTEE: RESIDENTIAL CREDIT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W5 FSP=[YR=2006] N10 W33 FGR=[YR=2000] N42 W24 S43 E24 N1 $ S10 E33 $ W33 N9 W24 S43 FOP=[YR=2000] S6 E62 N6 W62 $ E62 N34 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 85 | 2,975 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 4,223.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 80 | 13,514 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 153.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 796 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 2006 | 2006 | 3 | 48 | 6,720 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 829.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 4,634 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 20 | 18 | 360.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 2,059 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,698

| 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 | 000134 | C | SFR POND | 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