

BLK 11 LOT 21
OR 543/824
SPRING LAKE ESTATES #3 PB5/198

MORRIS CATHERINE M
55097 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197C-0011-0210



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 90		
Interior Floor	08	SHT VINYL 10		
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	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	1,814	100	1,814	195,609
DCK	192	10	19	2,049
FGR	400	55	220	23,723
FOP	102	30	31	3,343
TOTALS	2,508		2,084	224,723

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,084	102.9000	122.19	254,644	1993	1998	0	0	0	11.75	88.25	
1 SNGL FAM - 100% - 2019 Heated Area: 1814 HX Base Yr 2019													

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						224,723					
TOTAL MARKET OB/XF VALUE						6,367					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						281,090					
SOH/AGL Deduction						103,505					
ASSESSED VALUE						177,585					
TOTAL EXEMPTION VALUE						HX HB WX		55,000			
BASE TAXABLE VALUE						122,585					
TOTAL JUST VALUE						281,090					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						224,189					