



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,080	100	1,080	120,873
FGR	528	55	290	32,456
FOP	216	30	65	7,275
FUS	1,080	100	1,080	120,873
TOTALS	2,904		2,515	281,478

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
3	0940	SHEDS/PORT	0 100	8	12	96.00	SF	20.10	20.10	100	1992
4	0940	SHEDS/PORT	0 100	0	0	256.00	SF	30.00	30.00	100	2014
5	0510	GARAGE WD-	0 100	0	0	576.00	SF	35.00	35.00	100	2016
6	0510	GARAGE WD-	0 100	18	26	468.00	SF	35.00	35.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,515	110.8800	131.67	331,150	1990	1990	0	0	15.00	85.00
1 SNGL FAM - 100% - 1991 Heated Area: 2160 HX Base Yr 1991											
55193 YELLOW JACKET DR, CALLAHAN											

TOTAL OB/XF											
38,878											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					281,478			
TOTAL MARKET OB/XF VALUE					38,878			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					370,356			
SOH/AGL Deduction					201,116			
ASSESSED VALUE					169,240			
TOTAL EXEMPTION VALUE					HX HB WX		55,000	
BASE TAXABLE VALUE					114,240			
TOTAL JUST VALUE					370,356			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					279,432			