BLOCK 12 LOT 2
SPRING LAKE EST #3 PB 5/198

WESTMORELAND ROY PAUL & CHRSITINA ARLENE
55455 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0020

NASSAU COUNTY PROPERTY

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 50
Interior Floo	12	HARDWOOD 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

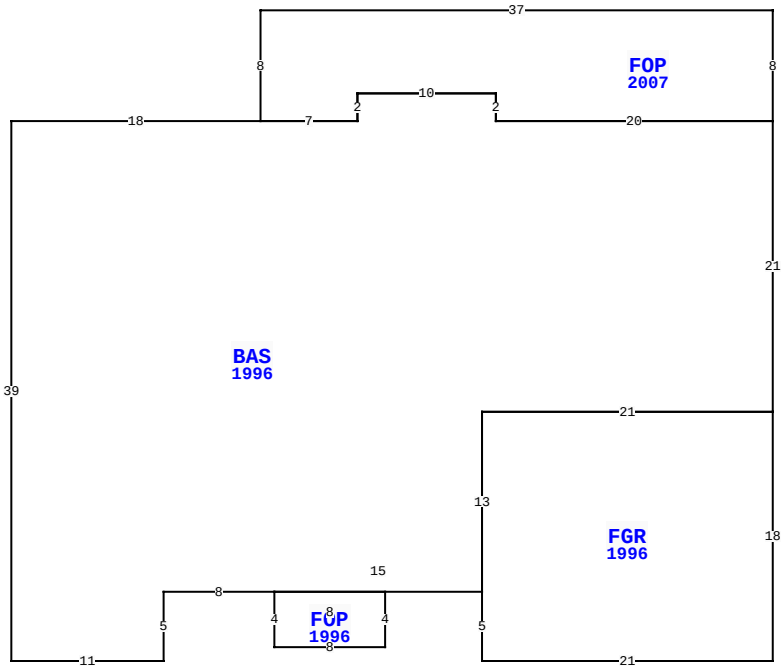
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100	1,672	198,353
FGR	378	55	208	24,675
FOP	32	30	10	1,186
FOP	276	30	83	9,846
TOTALS	2,358		1,973	234,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	118.5800	140.81	277,818	1996	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2023 Heated Area: 1672 HX Base Yr 2023



BLD DATE	07/21/2008	JW	LGL DATE
XF DATE	07/21/2008	JW	LAND DATE
INC DATE			AG DATE

55455 YELLOW JACKET DR, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,382
TOTAL MARKET OB/XF VALUE		21,667
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		329,049
SOH/AGL Deduction		0
ASSESSED VALUE		329,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,049
TOTAL JUST VALUE		329,049
NCON VALUE		23,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006352	ADDITION	73,053	04/22/2022
19004865	XFOB	51,005	06/01/2019
B974125	XFOB	10,064	07/01/1997
B973990	SWIM POOL	24,000	06/01/1997
E962752	NEW CONSTR	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1279	10/26/2020	WD	Q	I	01	295,000
GRANTOR: GAUS CURTIS & JENNIFE						
GRANTEE: WESTMORELAND ROY PA						
1815/1607	9/21/2012	WD	Q	I	02	148,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GAUS CURTIS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W37 S8 BAS=[YR=1996] W18 S39 E11 N5 E8
FOP=[YR=1996] S4 E8 N4 W8$ E15 FGR=[YR=1996] S5 E21 N18 W21
S13 $ N13 E21 N21 W20 N2 W10 S2 W7 $ E7 N2 E10 S2 E20 N8$.

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	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	100	0	0	1,818.00	SF	4.00	4.00	100	1996	1996	3	73	5,309	
3	0861	POOL GUNIT	0	100	0	0	426.00	SF	85.00	85.00	100	1997	1997	3	21	7,604	
4	0910	SCRN RM L	0	100	26	37	962.00	SF	15.00	15.00	100	1997	1997	3	20	2,886	
5	0825	BRICK	0	100	0	0	1.00	SF	12.50	12.50	100	1997	1997	3	93	12	
6	0845	KOOL DECK	0	100	0	0	562.00	SF	7.25	7.25	100	1997	1997	3	75	3,056	

LAND DESCRIPTION

TOTAL OB/XF 21,667

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 06/14/2022 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS

BLOCK 12 LOT 2
SPRING LAKE EST #3 PB 5/198

WESTMORELAND ROY PAUL & CHRSITINA ARLENE
55455 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

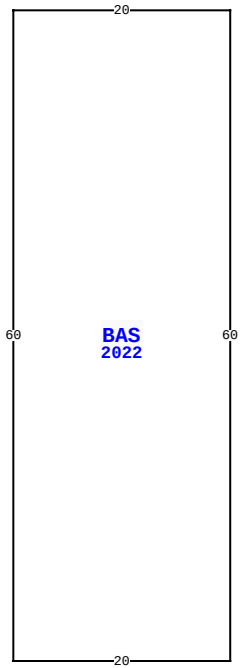
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	23,320
TOTALS	1,200		1,200	23,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2023 Heated Area: 1200 HX Base Yr 2023



55455 YELLOW JACKET DR, CALLAHAN

BLD DATE	07/21/2008	JW	LGL DATE
XF DATE	07/21/2008	JW	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		257,382
TOTAL MARKET OB/XF VALUE		21,667
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		329,049
SOH/AGL Deduction		0
ASSESSED VALUE		329,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,049
TOTAL JUST VALUE		329,049
NCON VALUE		23,320
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1279	10/26/2020	WD	Q	I	01	295,000
GRANTOR: GAUS CURTIS & JENNIFE						
GRANTEE: WESTMORELAND ROY PA						
1815/1607	9/21/2012	WD	Q	I	02	148,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GAUS CURTIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S60 E20 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/14/2022 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS