BLOCK 12 LOT 3
IN OR 1270/1144
SPRING LAKE EST #3 PB 5/198

PARSLEY TIMOTHY BRUCE
55435 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

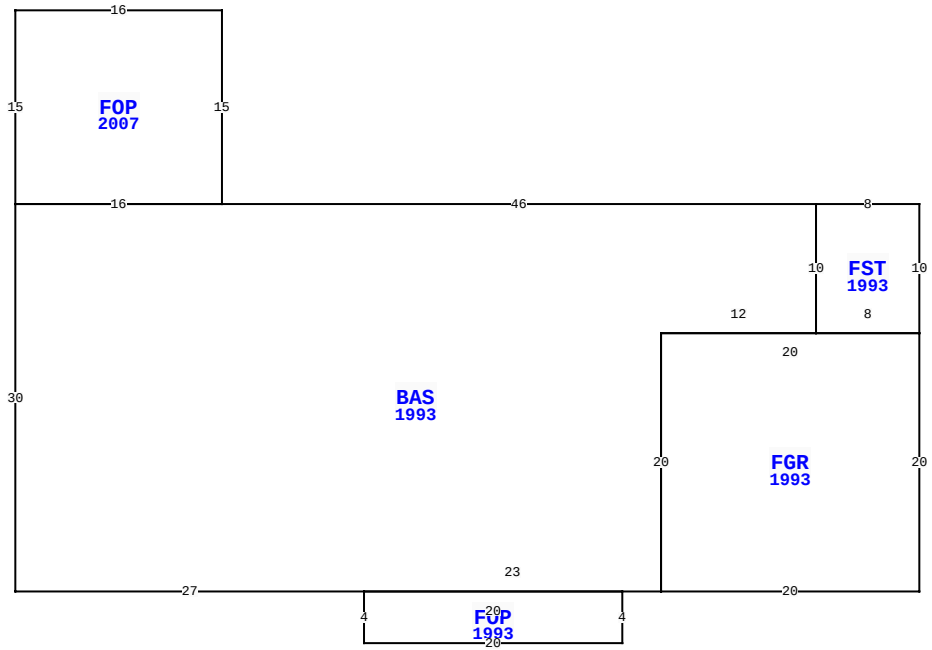
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,620	100	1,620	174,994
FGR	400	55	220	23,764
FOP	80	30	24	2,592
FOP	240	30	72	7,777
FST	80	55	44	4,753
TOTALS	2,420		1,980	213,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	104.8600	124.52	246,550	1990	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1991 Heated Area: 1620 HX Base Yr 1991



55435 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		213,882
TOTAL MARKET OB/XF VALUE		12,543
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		276,425
SOH/AGL Deduction		144,398
ASSESSED VALUE		132,027
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,027
TOTAL JUST VALUE		276,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6468	NEW CONSTR	67,250	05/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/1144	11/02/2004	QC	U	I	01	100
GRANTOR: PARSLEY-TAYLOR TERESA						
GRANTEE: PARSLEY TIMOTHY BRU						
0575/0376	7/25/1989	WD	Q	V		14,400
GRANTOR: SPRING LAKE EST						
GRANTEE: PARSLEY TIMOTHY & T						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W46 FOP=[YR=2007] N15 W16 S15 E16$ W16 S30 E27FOP=[YR=1993] S4 E20 N4 W20$ E23 FGR=[YR=1993] E20 N20 W20 S20$ N20 E12 N10$ S10 E8 N10$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
2	0812	CONCRETE C	0	100	0	0	3,675.00	SF	4.00	4.00	100	1991	1991	3	64	9,408	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2006	2006	3	31	744	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2005	2005	3	27	1,011	
5	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	1992	1992	3	20	216	
6	1242	WD DECK A	0	100	0	0	294.00	SF	10.00	10.00	100	1999	1999	3	20	588	

LAND DESCRIPTION

TOTAL OB/XF 12,543

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 02/12/2018 BY KBX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS