BLOCK 12 LOT 5
IN OR 1981/1015
SPRING LAKE EST #3 PB 5/198

FLOWERS TERESA R
55365 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0050

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

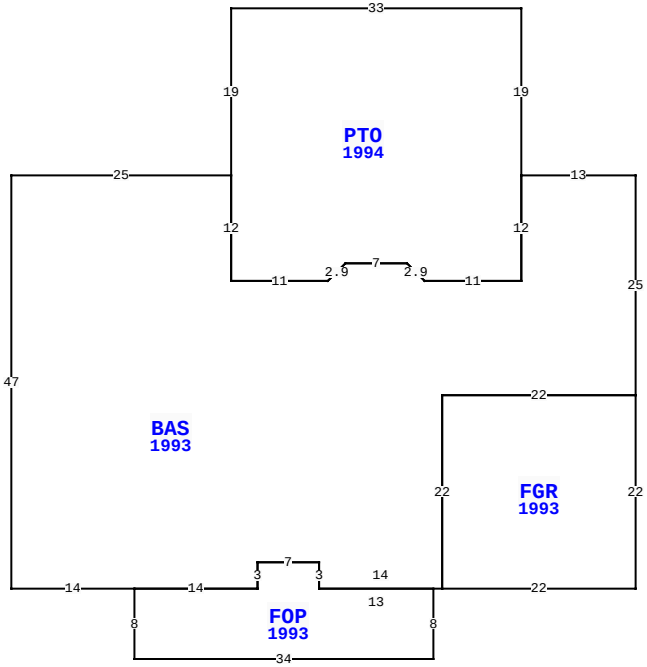
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,454	100	2,454	251,268
FGR	484	55	266	27,236
FOP	293	30	88	9,011
PTO	1,005	5	50	5,120
TOTALS	4,236		2,858	292,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	106.1260	126.02	360,165	1992	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2016 Heated Area: 2454 HX Base Yr 2016



55365 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,680
TOTAL MARKET OB/XF VALUE		11,478
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,158
SOH/AGL Deduction		189,652
ASSESSED VALUE		172,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,506
TOTAL JUST VALUE		362,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16164	GARAGE	34,848	09/01/2005
R8297	REPAIR/RRF	2,000	09/01/2005
7374	NEW CONSTR	70,836	07/08/1991
7537	TEMP POLE	2,000	07/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1015	5/22/2015	WD	Q	I	01	180,000
GRANTOR: MILTON CARL R						
GRANTEE: FLOWERS TERESA R						
1312/1333	4/27/2005	WD	U	I	01	100
GRANTOR: MILTON JUDY COMBS						
GRANTEE: MILTON CARL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 PTO=[YR=1994] N19 W33 S19 S12 E11 U2 R2 E7 D2 R2 E11 N12 $ S12 W11 U2 L2 W7 L2 D2 W11 N12W25 S47 E14
FOP=[YR=1993] S8 E34 N8 W13 N3 W7 S3 W14$E14 N3 E7 S3 E14
FGR=[YR=1993] E22 N22 W22 S22 $ N22 E22 N25 $.

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	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	101	18	1,818.00	SF	4.00	4.00	100	1992	1992	3	66	4,800	
3	0812	CONCRETE C	0	100	9	167	1,503.00	SF	4.00	4.00	100	1993	1993	3	68	4,088	

LAND DESCRIPTION

TOTAL OB/XF 11,478

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		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 06/05/2020 BY KBA 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 5
IN OR 1981/1015
SPRING LAKE EST #3 PB 5/198

FLOWERS TERESA R
55365 YELLOW JACKET DR
CALLAHAN, FL 32011

2023

46-2N-25-197C-0012-0050

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

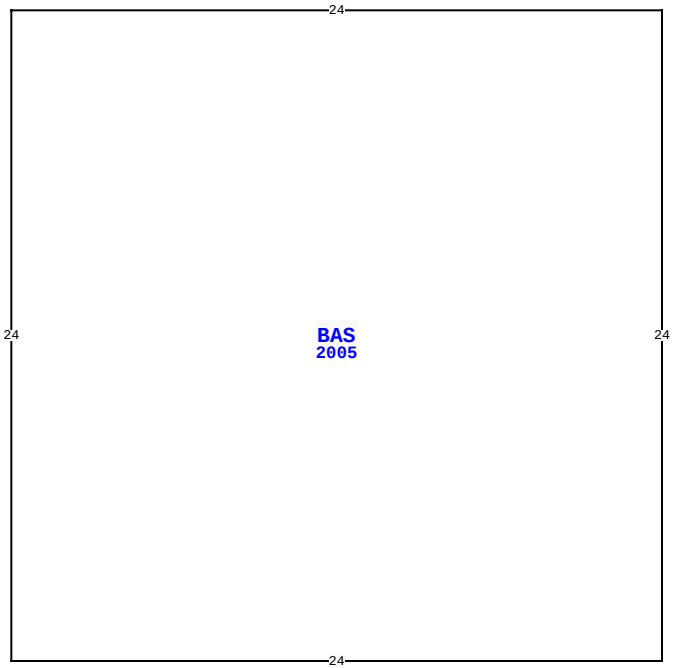
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	8,046
TOTALS	576		576	8,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	52.5000	18.38	10,587	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2016 Heated Area: 576 HX Base Yr 2016



55365 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		300,680
TOTAL MARKET OB/XF VALUE		11,478
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,158
SOH/AGL Deduction		189,652
ASSESSED VALUE		172,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		122,506
TOTAL JUST VALUE		362,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1015	5/22/2015	WD	Q	I	01	180,000
GRANTOR: MILTON CARL R						
GRANTEE: FLOWERS TERESA R						
1312/1333	4/27/2005	WD	U	I	01	100
GRANTOR: MILTON JUDY COMBS						
GRANTEE: MILTON CARL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS