BLOCK 5 LOT 2
IN OR 1577/472
SPRING LAKE EST #2 PB 5/185

LANGFORD JACQUELINIE M
55604 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

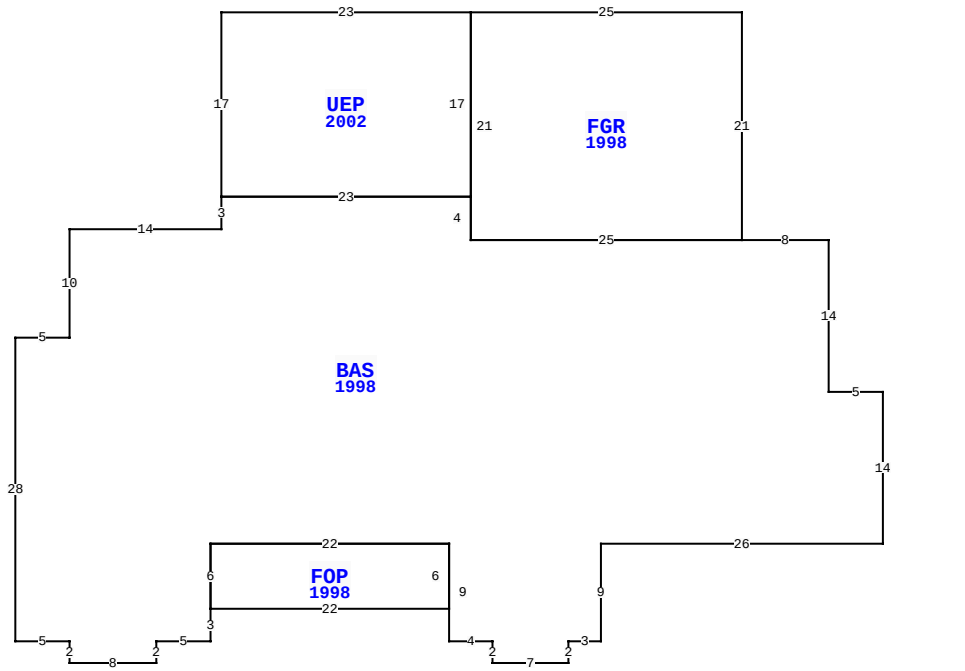
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,549	100	2,549	258,655
FGR	525	55	289	29,326
FOP	132	30	40	4,059
UEP	391	60	235	23,846
TOTALS	3,597		3,113	315,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,113	99.9120	124.89	388,783	1998	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 1999 Heated Area: 2549 HX Base Yr 1999



55604 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		330,099
TOTAL MARKET OB/XF VALUE		10,694
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		395,793
SOH/AGL Deduction		200,037
ASSESSED VALUE		195,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,756
TOTAL JUST VALUE		395,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9086	ADDITION	8,800	12/01/2001
E995514	NEW CONSTR	0	01/01/1999
R981321	REPAIR/RRF	0	10/01/1998
B974253	NEW CONSTR	106,848	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1577/0472	7/17/2008	QC	U	I	01	100
GRANTOR: LANGFORD LONNY						
GRANTEE: LANGFORD JACQUELINE						
0800/1917	7/24/1997	WD	U	V	07	100
GRANTOR: HARPER WILLIAM G & BA						
GRANTEE: LANGFORD LONNY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 FGR=[YR=1998] N21 W25 UEP=[YR=2002] W23 S17 E23 N17$ S21 E25$ W25 N4 W23 S3 W14 S10 W5 S28 E5 S2 E8 N2 E5 N3 FOP=[YR=1998] E22 N6 W22 S6$ N6 E22 S9 E4 S2 E7 N2 E3 N9 E26 N14 W5 N14$.

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	1998	1998	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,720.00	SF	4.00	4.00	100	1998	1998	3	75	5,160	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	19.50	19.50	100	1999	1999	3	20	936	
4	0825	BRICK	0	100	50	3	150.00	SF	12.50	12.50	100	2000	2000	3	94	1,763	

LAND DESCRIPTION

TOTAL OB/XF 10,694

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

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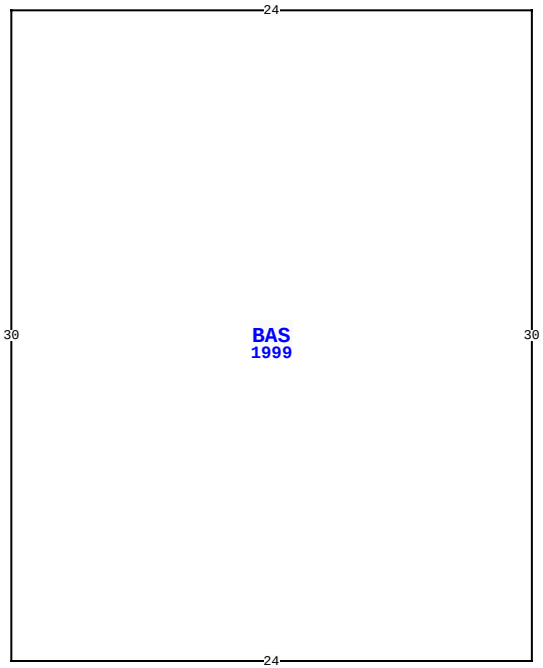
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	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	720	100	720	14,213
TOTALS	720		720	14,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	94.0000	32.90	23,688	1999	1999	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 1999 Heated Area: 720 HX Base Yr 1999



55604 YELLOW JACKET DR, CALLAHAN

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XF DATE		LAND DATE	04/04/2024 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: LANGFORD JACQUELINE						
0800/1917	7/24/1997	WD	U	V	07	100
GRANTOR: HARPER WILLIAM G & BA						
GRANTEE: LANGFORD LONNY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W24 S30 E24 N30 $.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS