BLOCK 5 LOT 3
IN OR 543 PG 598
SPRING LAKE EST #2 PB 5/185

HATCHER PATRICIA A EST
55628 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

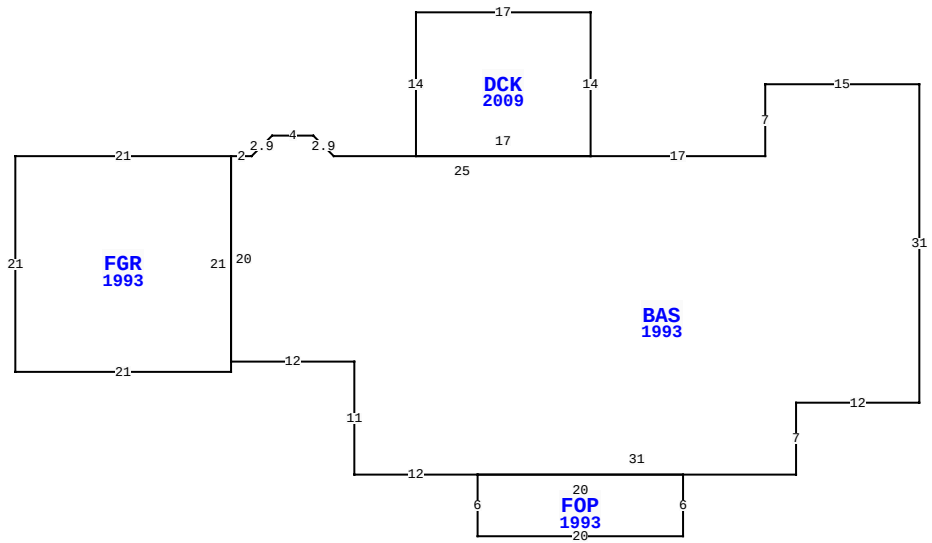
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,978	100	1,978	236,611
DCK	238	10	24	2,871
FGR	441	55	243	29,068
FOP	120	30	36	4,307
TOTALS	2,777		2,281	272,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	109.3680	136.71	311,836	1989	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 1990 Heated Area: 1978 HX Base Yr 1990



55628 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		272,856
TOTAL MARKET OB/XF VALUE		6,213
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		334,069
SOH/AGL Deduction		189,444
ASSESSED VALUE		144,625
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		84,625
TOTAL JUST VALUE		334,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0543/0598	5/18/1988	WD	U	V		21,100

GRANTOR: SPRING LKE EST OF NC

GRANTEE: HATCHER RAYMOND P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S7 W17 DCK=[YR=2009] N14 W17 S14 E17$ W25 U2 L2 W4 D2 L2 W2 FGR=[YR=1993] W21 S21 E21 N21$ S20 E12 S11 E12 FOP=[YR=1993] S6 E20 N6 W20$ E31 N7 E12 N31$.

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	0811	CONCRETE B	0	100	0	0	1,881.00	SF	3.64	3.64	100	1989	1989	3	57	3,903	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 6,213

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 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS