



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,792	100	1,792	206,696
BAS	469	100	469	54,096
FDG	576	60	346	39,909
FSP	270	40	108	12,457
FSP	165	40	66	7,613
FSP	90	40	36	4,153
UST	40	45	18	2,076
TOTALS	3,402		2,835	327,000

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	875.00	SF	6.50
3	0812	CONCRETE C	0	0	0	0	2,155.00	SF	4.00
4	0820	WOOD WALK	0	0	0	0	164.00	SF	11.75
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,835	103.6800	129.60	367,416	1998	2000	0	0	11.00	89.00
1 SNGL FAM - 0% - 0 Heated Area: 2261 HX Base Yr											
55668 YELLOW JACKET DR, CALLAHAN											

TOTAL OB/XF 14,972											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	875.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	0	0	0	2,155.00	SF	4.00	4.00	
4	0820	WOOD WALK	0	0	0	0	164.00	SF	11.75	11.75	
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	

TOTAL OB/XF 14,972											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	RSF-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						403,153					
TOTAL MARKET OB/XF VALUE						14,972					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						473,125					
SOH/AGL Deduction						50,385					
ASSESSED VALUE						422,740					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						422,740					
TOTAL JUST VALUE						473,125					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						450,376					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002583	REPAIR/RRF	2,400	04/01/2017
B22535	ADDITION	29,832	06/01/2009
R11903	REPAIR/RRF	4,000	06/01/2009
B974216	NEW CONSTR	90,460	08/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2281/0402	5/31/2019	WD	Q	I	01	310,000			
GRANTOR: ALLEN VINCENT J JR &									
GRANTEE: RISINGER JUSTIN & M									
2188/0386	3/30/2018	WD	Q	I	01	271,800			
GRANTOR: LARSON GARY									
GRANTEE: ALLEN VINCENT J JR									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1998] W13 FSP=[YR=2002] N33 W5 S33 E5\$ W17 S9 BAS=[YR=1998] W26 S32 E17 BAS=[YR=2009] S6 W17 S21 E17 N13 E8 N8 FSP=[YR=2017] E15 N6 W15 S6\$ N6 W8 \$E39 N32W30\$ E30 N9\$ PTR= E25 FDG=[YR=1998] N24 E7 UST=[YR=2002] N5 E8 S5 W8\$ E17 S24 W24\$ W25\$.											



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	1	1 100		
Bathrooms	1	1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
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	73,846
FOP	60	30	18	2,308
TOTALS	636		594	76,153

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	594	110.8800	138.60	82,328	2002	2007	0	0	0	7.50	92.50	
2 SNGL FAM - 0% - 0 Heated Area: 576 HX Base Yr													
12 5 FOP 2022 5 18 24 BAS 2002 24 6 24													
55668 YELLOW JACKET DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/04/2024 MLU													

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TOTAL JUST VALUE											473,125		
NCON VALUE											0		
INCOME VALUE													
PREVIOUS YEAR MKT VALUE											450,376		