

BLOCK 5 LOT 7
IN OR 2198/1018
SPRING LAKE EST #2 PB 5/185

THOMAS MARK E SR & DORA F
55714 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	2,228	100	2,228	254,080
FEP	375	80	300	34,212
FGR	462	55	254	28,966
FOP	53	30	16	1,824
TOTALS	3,118		2,798	319,082

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,233.00	SF 4.00	4.00
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF 32.00	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 06/05/2020 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,798	102.9120	128.64	359,935	1997	2002	0	0	11.35	88.65

1 SNGL FAM - 100% - 1998

Heated Area: 2228

HX Base Yr 1998

Floor plan diagram showing areas FEP 1999, BAS 1997, FGR 1997, and FOP 1997 with dimensions.

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

TOTAL OB/XF									
7,629									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,082	
TOTAL MARKET OB/XF VALUE		7,629	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		381,711	
SOH/AGL Deduction		209,918	
ASSESSED VALUE		171,793	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,793	
TOTAL JUST VALUE		381,711	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985484	ADDITION	4,750	10/01/1998
B973698	NEW CONSTR	110,000	03/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2198/1018	5/25/2018	QC	U	I	11
GRANTOR: THOMAS MARK E SR & D0					
GRANTEE: THOMAS MARK E SR &					
0696/0764	1/14/1994	WD	Q	V	
GRANTOR: SPRING LAKE ESTATES					
GRANTEE: THOMAS MARK E SR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W12 FEP=[YR=1999] N15 W25 S15 E25\$ W40 S39 FGR=[YR=1997] S22 E21 N22 W21\$ E21 S9 E13 FOP=[YR=1997] S1 E7 N4 W2 N5 W5 S8\$ N8 E5 S5 E13 N45\$.									

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