

BLOCK 5 LOT 8
IN OR 1859/1883 & OR 2026/1223
SPRING LAKE EST #2 PB 5/185

THOMAS BRIAN & TRACY
55748 YELLOW JACKET DR
CALLAHAN, FL 32011

2024

46-2N-25-197B-0005-0080



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	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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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	2,447	100	2,447	306,015
FGR	858	55	472	59,027
FOP	302	30	91	11,380
FOP	304	30	91	11,380
FUS	510	100	510	63,780
STR	56	10	6	751

TOTALS 4,477 3,617 452,332

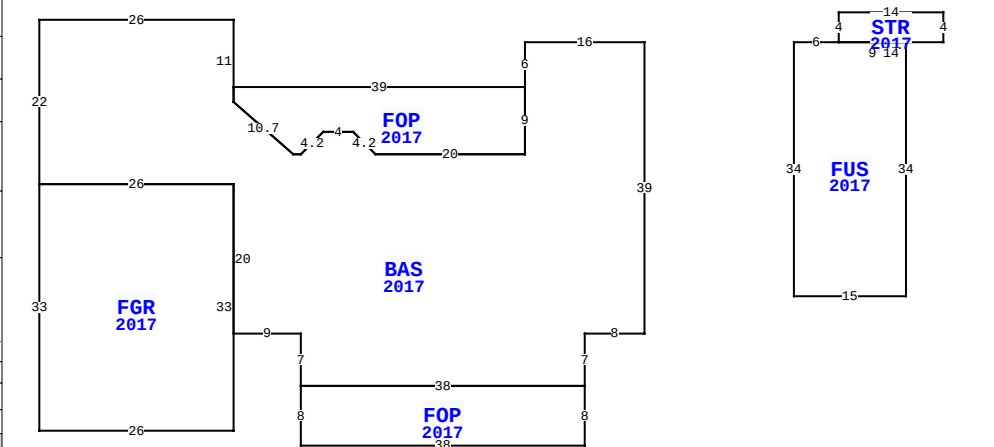
EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0812	CONCRETE C
2	0504	FP-ELECTRI
3	0861	POOL GUNIT
4	0855	CONC PAVER

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
1	0812	CONCRETE C	0	100	0	0	2,233.00	SF	4.00	4.00	100	2017	2017	3	97	8,664	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
3	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2018	2018	3	87	27,731	
4	0855	CONC PAVER	0	100	0	0	890.00	SF	10.00	10.00	100	2018	2018	3	97	8,633	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE 05/28/2019 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	3,617	104.7600	130.95	473,646	2017	2017	0	0	4.50	95.50
1 SNGL FAM - 100% - 2018 Heated Area: 2957 HX Base Yr 2018											



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

55748 YELLOW JACKET DR, CALLAHAN 04/04/2024 MLU

TOTAL OB/XF											
46,988											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	1.00

Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		452,332	
TOTAL MARKET OB/XF VALUE		46,988	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		554,320	
SOH/AGL Deduction		213,040	
ASSESSED VALUE		341,280	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		291,280	
TOTAL JUST VALUE		554,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,116	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005761	SWIM POOL	39,000	08/01/2018
B1632221	CO ISSUED	0	01/25/2017
B1632221	NEW CONSTR	381,619	05/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2026/1223	1/28/2016	WD	U	V	11	100	
GRANTOR: THOMAS BRIAN							
GRANTEE: THOMAS BRIAN & TRAC							
1859/1883	5/31/2013	WD	Q	V	02	25,000	
GRANTOR: OWEN JON							
GRANTEE: THOMAS BRIAN							

BUILDING NOTES							
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BUILDING DIMENSIONS
BAS=[YR=2017] W16 S6 FOP=[YR=2017] W39 S2 D7 R8 E1 U3 R3 E4 D3 R3 E20 N9 \$ S9 W20 U3 L3 W4 D3 L3 W1 L8 U7 N11W26 S22
FGR=[YR=2017] S33 E26 N33 W26\$ E26 S20 E9 S7 FOP=[YR=2017] S8 E38 N8 W38\$ E38 N7 E8 N39\$ PTR=E20 FUS=[YR=2017] E6
STR=[YR=2017] N4 E14 S4 W14\$ E9 S34 W15 N34\$ W20\$.

PRINTED 08/06/2024 BY SYS