

BLOCK 8 LOT 1
IN OR 977/158
SPRING LAKE EST #2 PB 5/185

KEITH ALAN C & PATRICIA B
55528 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197B-0008-0010



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	8010.00
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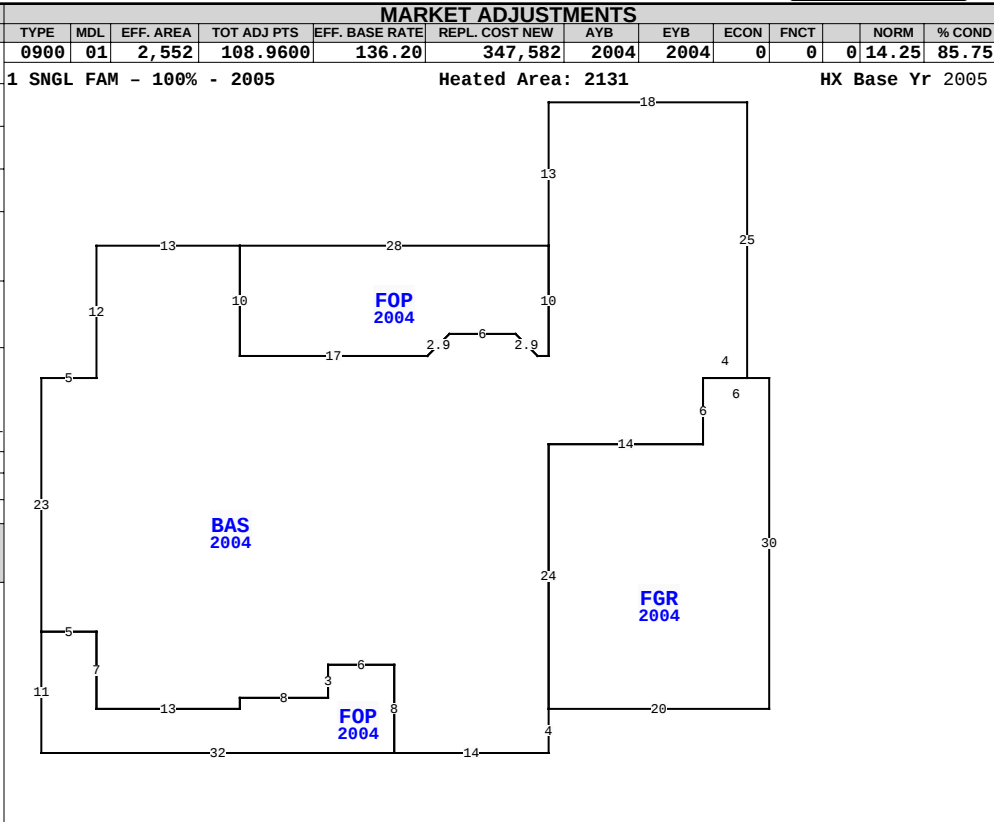
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,131	100	2,131	248,883
FGR	516	55	284	33,169
FOP	195	30	58	6,774
FOP	264	30	79	9,227

TOTALS	3,106		2,552	298,052
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	1,323.00	SF	4.00	4.00	

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

REVIEW DATE	06/05/2020	BY	KBA
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55528 YELLOW JACKET DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	04/04/2024
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,323.00	SF	4.00	4.00	100	2004	2004	3	84	4,445	

TOTAL OB/XF											
7,525											

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	298,052		
TOTAL MARKET OB/XF VALUE	7,525		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	360,577		
SOH/AGL Deduction	193,511		
ASSESSED VALUE	167,066		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	117,066		
TOTAL JUST VALUE	360,577		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	343,292		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12198	NEW CONSTR	153,811	01/01/2004
R5768	REPAIR/RRF	2,000	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0977/0158	3/21/2001	WD	U	I	13
GRANTOR: CARVER RICHARD TROY &					
GRANTEE: KEITH ALAN C & PATR					
0895/0649	8/16/1999	WD	U	V	07
GRANTOR: HICKS JOHN PAUL					
GRANTEE: TROY RICHARD & HOLL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 S13 FOP=[YR=2004] W28 S10 E17 U2 R2 E6 D2 R2 E1 N10\$ S10 W1 L2 U2 W6 L2 D2 W17 N10 W13 S12 W5S23 FOP=[YR=2004] S11 E32 N8 W6 S3 W8 S1 W13 N7 W5\$ E5 S7 E13 N1 E8 N3 E6 S8 E14 N4 FGR=[YR=2004] E20N30 W6 S6 W14 S24\$ N24 E14 N6 E4 N25\$.											