

BELANGER DAVID A & TORI S
55440 YELLOW JACKET DR
CALLAHAN, FL 32011

46-2N-25-197C-0011-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD												
Exterior Wall	20	0900	01	2,268	114.7580	143.45	325,345	2016	2016		0		0	5.25	94.75	Tax Group: 6		Tax Dist:											
Roof Structur	03	1 SNGL FAM - 100% - 2019										Heated Area: 1896					HX Base Yr 2019												
Roof Cover	03											BUILDING MARKET VALUE					308,264												
Interior Wall	05											TOTAL MARKET OB/XF VALUE					10,291												
Interior Floo	11											TOTAL LAND VALUE - MARKET					55,000												
Interior Floo	14											TOTAL MARKET VALUE					373,555												
Air Condition	03											SOH/AGL Deduction					124,826												
Heating Type	04	ASSESSED VALUE					248,729																						
Bedrooms		TOTAL EXEMPTION VALUE					50,000																						
Bathrooms		BASE TAXABLE VALUE					198,729																						
Frame	02	TOTAL JUST VALUE					373,555																						
Stories	1.	NCON VALUE					0																						
Units	0	INCOME VALUE																											
Occupancy	00	PREVIOUS YEAR MKT VALUE					355,572																						
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	1,896	100	1,896	257,702																									
FGR	560	55	308	41,863																									
FOP	47	30	14	1,903																									
FOP	168	30	50	6,796																									
TOTALS	2,671		2,268	308,264																									
EXTRA FEATURES										55440 YELLOW JACKET DR, CALLAHAN																			
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		2,680.00	SF 4.00	4.00	100	2016	2016	3	96	10,291													