BLOCK 11 LOT 3
IN OR 1275/1544
SPRING LAKE ESTATES #3 PB5/198

MOTE IVAN TERRELL
55412 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

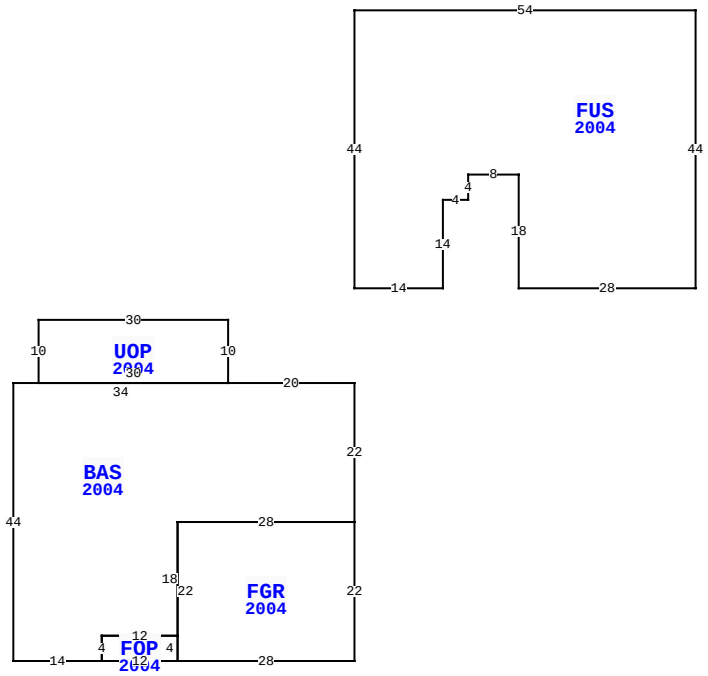
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,712	100	1,712	191,563
FGR	616	55	339	37,932
FOP	48	30	14	1,567
FUS	2,176	100	2,176	243,482
UOP	300	20	60	6,713
TOTALS	4,852		4,301	481,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,301	98.9120	123.64	531,776	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 3888 HX Base Yr 2005



55412 YELLOW JACKET DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		481,257
TOTAL MARKET OB/XF VALUE		35,004
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		571,261
SOH/AGL Deduction		324,556
ASSESSED VALUE		246,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,705
TOTAL JUST VALUE		571,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19221	ADDITION	8,550	12/01/2006
B18849	SWIM POOL	24,200	11/01/2006
B13034	XFOB	3,000	06/01/2004
B12825	NEW CONSTR	279,396	05/01/2004
R6171	REPAIR/RRF	8,000	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1275/1544	11/22/2004	WD	Q	I		212,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: MOTE IVAN TERRELL						
1194/0736	12/10/2003	WD	Q	V		28,000
GRANTOR: MOTE IVAN TERRELL						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 UOP=[YR=2004] N10 W30 S10 E30$ W34 S44 E14 FOP=[YR=2004] E12 FGR=[YR=2004] E28 N22 W28 S22$ N4 W12 S4$ N4 E12 N18 E28 N22$ PTR=N15 FUS=[YR=2004] N44 E54 S44 W28 N18 W8 S4 W4 S14 W14$ S15$.

EXTRA FEATURES

LN	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	1,682.00	SF	4.00	4.00	100	2004	2004	3	84	5,652	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	48	17,136	
3	0855	CONC PAVER	0	100	0	0	655.00	SF	10.00	10.00	100	2007	2007	3	88	5,764	
4	0911	SCRN RM A	0	100	0	0	1,075.00	SF	17.50	17.50	100	2007	2007	3	31	5,832	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	

LAND DESCRIPTION

TOTAL OB/XF 35,004

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS