



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

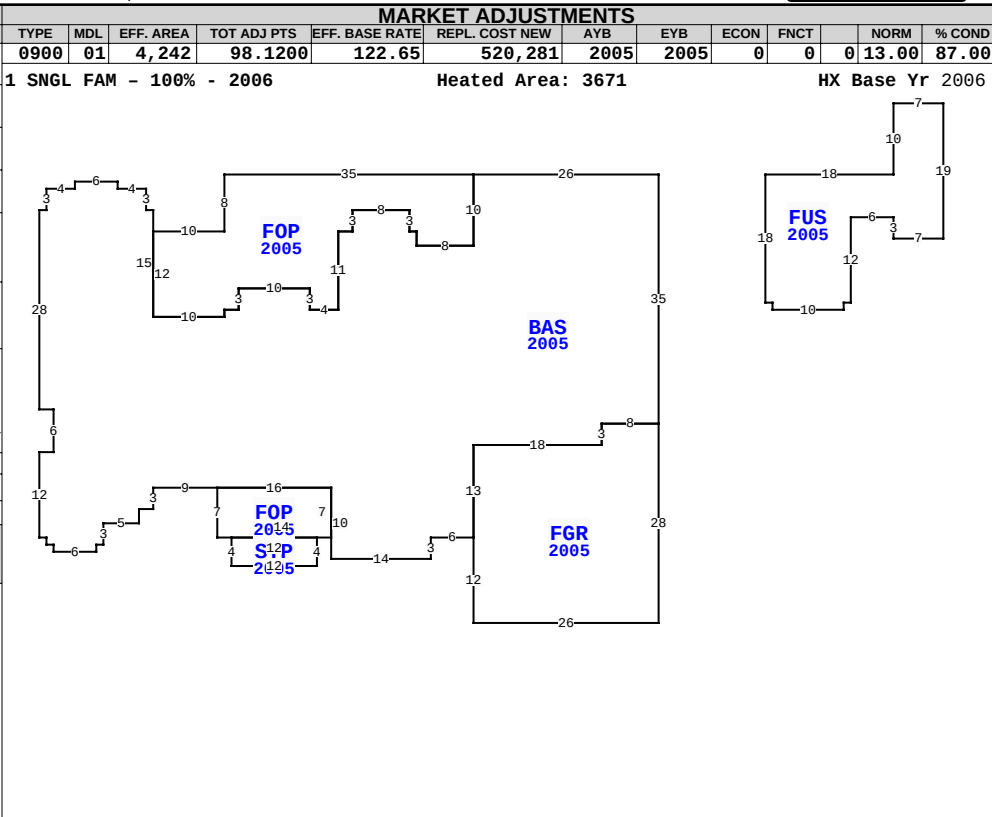
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,276	100	3,276	349,567
FGR	674	55	371	39,588
FOP	112	30	34	3,628
FOP	538	30	161	17,180
FUS	395	100	395	42,149
STP	48	10	5	533

TOTALS	5,043		4,242	452,644

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TOTAL OB/XF					14,918		

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							



BLD DATE	11/28/2007	KWDJ	LGL DATE	
XF DATE			LAND DATE	04/04/2024
INC DATE			AG DATE	MLU

55330 YELLOW JACKET DR, CALLAHAN																							
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				452,644	
TOTAL MARKET OB/XF VALUE				14,918	
TOTAL LAND VALUE - MARKET				110,000	
TOTAL MARKET VALUE				577,562	
SOH/AGL Deduction				288,765	
ASSESSED VALUE				288,797	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				238,797	
TOTAL JUST VALUE				577,562	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				548,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0311482	CO ISSUED	264,851	07/29/2003
B0311482	NEW CONSTR	264,851	07/29/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2712/1866	5/21/2024	LE	U	I	11
GRANTOR: MATHIS SADIE W					SALE PRICE
GRANTEE: MATHIS TALENA R					100
0870/0025	3/01/1999	WD	Q	V	
GRANTOR: SPRING LAKE ESTATES O					16,700
GRANTEE: MATHIS DAVID J SR &					

BUILDING NOTES																							
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BUILDING DIMENSIONS																							
BAS=[YR=2005] W26 FOP=[YR=2005] W35 S8 W10 S12 E10 N1 E2 N3 E10 S3 E4 N11 E2 N3 E8 S3 E1 S2 E8 N10 \$ S10 W8 N2 W1 N3 W8 S3 W2 S11 W4 N3 W10 S3 W2 S1 W10 N15 W1 N3 W4 N1 W6 S1 W4 S3 W1 S28 E2 S6 W2 S12 E1 S1 E1 S1 E6 N1 E1 N3 E5 N2 E2 N3 E9 FOP=[YR=2005] S7 E2 STP=[YR=2005] S4 E12 N4 W12\$ E14 N7 W16\$ E16 S10 E14 N3 E6 FGR=[YR=2005] S12 E26 N28 W8 S3 W18 S13\$ N13 E18 N3 E8 N35\$ PTR= E15 FUS=[YR=2005] E18 N10 E7 S19 W7 N3 W6 S12 W1 S1 W10 N1 W1 N18 \$ W15 \$.																							