

BLOCK 11 LOT 8
IN OR 1604/1956
SPRING LAKE ESTATES #3 PB5/198

CURTIS THOMAS J JR & CAROL A
55280 YELLOW JACKET DR
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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.	1. 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	

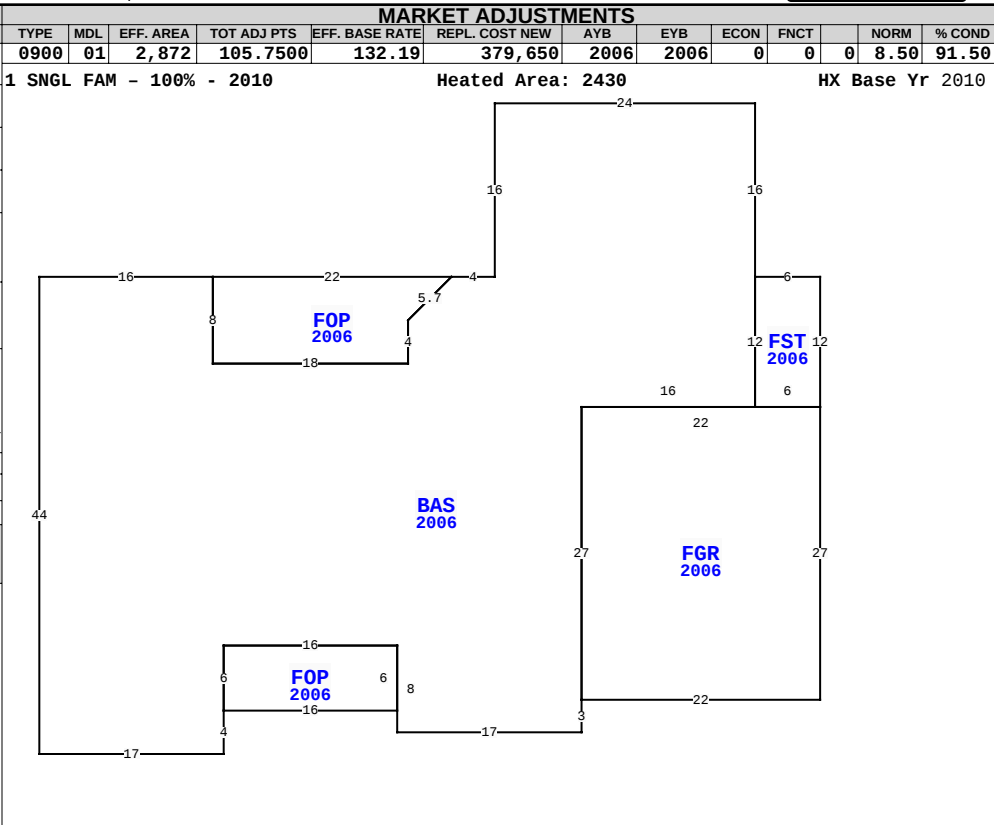
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	293,918
FGR	594	55	327	39,552
FOP	96	30	29	3,508
FOP	152	30	46	5,564
FST	72	55	40	4,839

TOTALS	3,344		2,872	347,380
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,350.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	100	0	0	386.00	SF	7.00
4	0911	SCRN RM A	0	100	26	42	1,092.00	SF	17.50
5	0861	POOL GUNIT	0	100	14	26	392.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	700.00	SF	7.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

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

REVIEW DATE 01/06/2023 BY KWA



55280 YELLOW JACKET DR, CALLAHAN

TOTAL OB/XF									
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Market: 0 Agricultural: 0 Common: 55,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	347,380								
TOTAL MARKET OB/XF VALUE	50,702								
TOTAL LAND VALUE - MARKET	55,000								
TOTAL MARKET VALUE	453,082								
SOH/AGL Deduction	212,824								
ASSESSED VALUE	240,258								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	190,258								
TOTAL JUST VALUE	453,082								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	435,159								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24783	ADDITION	22,147	06/01/2011
B24560	SWIM POOL	40,000	04/01/2011
C15714	CO ISSUED	0	07/01/2005
B15714	NEW CONSTR	180,086	07/01/2005
R7991	REPAIR/RRF	5,000	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1604/1956	1/30/2009	WD	Q	I	01	230,000			
GRANTOR: MCFERN GREGORY A & SH									
GRANTEE: CURTIS THOMAS J JR									
1316/0395	5/10/2005	WD	U	V	07	100			
GRANTOR: JANNEY RAYMOND T									
GRANTEE: MCFERN GREGORY A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2006] W6 BAS=[YR=2006] N16 W24 S16 W4 FOP=[YR=2006] W22 S8 E18 N4 U4 R4 \$ D4 L4 S4 W18 N8 W16 S44 E17 N4 FOP=[YR=2006] E16 N6 W16 S6\$ N6 E16 S8 E17 N3 FGR=[YR=2006] E22 N27 W22 S27\$ N27 E16 N12\$ S12 E6 N12\$.									

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