

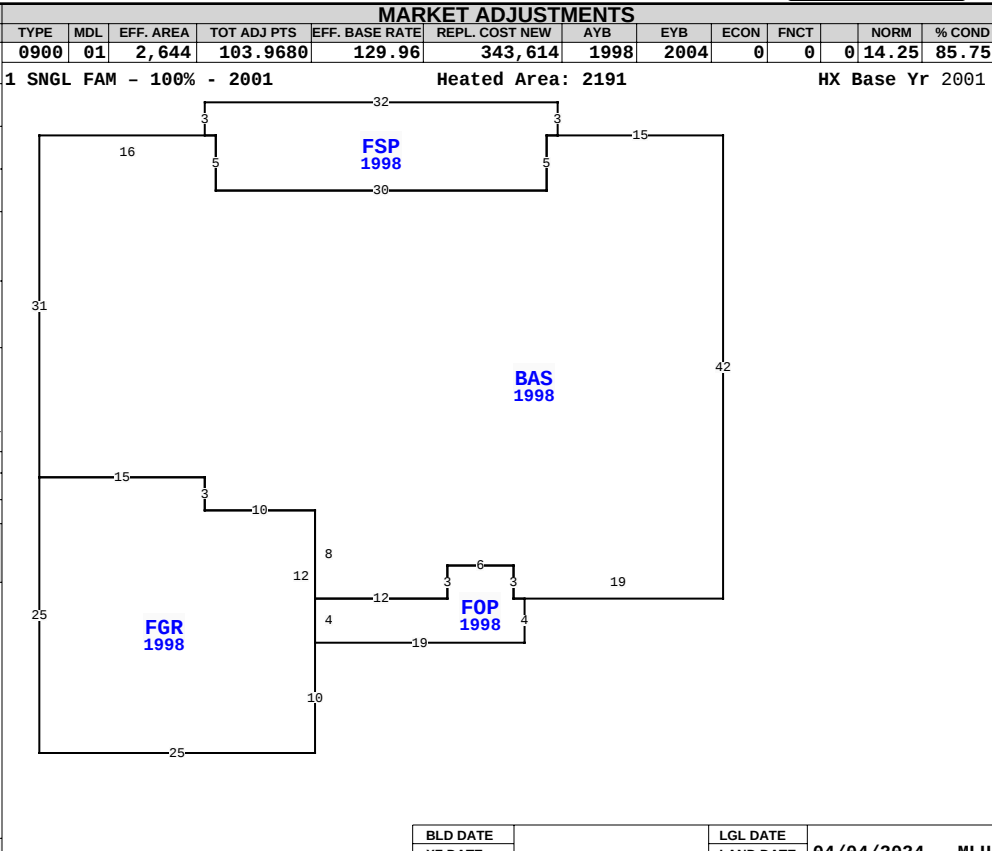


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,191	100	2,191	244,166
FGR	595	55	327	36,441
FOP	94	30	28	3,120
FSP	246	40	98	10,921
TOTALS	3,126		2,644	294,649

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,885.00	SF	4.00	4.00	100	1998
2	1076	TRELLIS A	0 100	25	16	400.00	SF	3.00	3.00	100	2003
3	0825	BRICK	0 100	25	16	400.00	SF	8.75	8.75	100	2003



55168 YELLOW JACKET DR, CALLAHAN											
BLD DATE LGL DATE 04/04/2024 MLU											
XF DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6			Tax Dist:		
BUILDING MARKET VALUE			294,649		
TOTAL MARKET OB/XF VALUE			12,364		
TOTAL LAND VALUE - MARKET			55,000		
TOTAL MARKET VALUE			362,013		
SOH/AGL Deduction			196,973		
ASSESSED VALUE			165,040		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			115,040		
TOTAL JUST VALUE			362,013		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			345,038		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706595	REPAIR/RRF	13,000	07/24/2017
B018814	XFOB	2,375	09/01/2001
B974156	NEW CONSTR	105,000	07/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2675/182	5/11/2023	WD	U	I	11
GRANTOR: STONECIPHER JOSEPH SH					
GRANTEE: ASHLEY JENNIFER LYN					
2640/718	5/11/2023	WD	U	I	11
GRANTOR: STONECIPHER JOSEPH SH					
GRANTEE: ASHLEY JENNIFER LYN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W15 FSP=[YR=1998] N3 W32 S3 E1 S5 E30 N5 E1\$ W1 S5 W30 N5 W16 S31 FGR=[YR=1998] S25 E25 N10 FOP=[YR=1998] E19 N4 W1 N3 W6 S3 W12 S4\$ N12 W10 N3 W15\$ E15 S3 E10 S8 E12 N3 E6 S3 E19 N42\$.											

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

TOTAL OB/XF											
12,364											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	55,000.00	55,000.00	55,000								