

BLOCK 11 LOT 16
IN OR 785 PG 1850
SPRING LAKE ESTATES 3 PB 5/198

OVERSTREET LARRY D & CINDY L
55076 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,043	100	2,043	245,976
FGR	603	55	332	39,973
FOP	57	30	17	2,047
FOP	484	30	145	17,458
FUS	300	100	300	36,120
FUS	680	100	680	81,871
PTO	443	5	22	2,648
TOTALS	4,610		3,539	426,094

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0501	FP-AVERAGE	0	100	0	1.00	UT	5,000.00	5,000.00	100	2004
2	0812	CONCRETE C	0	100	0	1,212.00	SF	4.00	4.00	100	2004
3	0812	CONCRETE C	0	100	0	2,994.00	SF	4.00	4.00	100	2010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,539	109.1475	136.43	482,826	2004	2004	0	0	11.75	88.25

1 SNGL FAM - 100% - 2005 Heated Area: 3023 HX Base Yr 2005

55076 YELLOW JACKET DR, CALLAHAN											
TOTAL OB/XF 19,370											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		426,094	
TOTAL MARKET OB/XF VALUE		19,370	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		500,464	
SOH/AGL Deduction		256,523	
ASSESSED VALUE		243,941	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		193,941	
TOTAL JUST VALUE		500,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7032	NEW CONSTR	0	08/01/2003
B018993	NEW CONSTR	201,373	12/01/2001
5447	H/AC	0	11/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0785/1850	2/28/1997	WD	Q	V	
SALE PRICE 22,500					

GRANTOR: SPRING LAKE ESTATES 0
GRANTEE: OVERSTREET LARRY &

BUILDING DIMENSIONS											
FGR=[YR=2004] W20 PTO=[YR=2011] N20 W25 S17 BAS=[YR=2004] W19 S2 W22 S26 FOP=[YR=2004] W1 S18 E55 N23 W2 S5 W4 S12 W43 N12 W5\$ E5 S12 E43 N12 E4 N5 E7 N7 E4 N11 W3 FOP=[YR=2004] N3 W11 S1 E2 S2 E1 S4 E7 N4 E1\$ W1 S4 W7 N4 W1 N2 W2 N1 W8 N2\$ E19 S3 E6\$ W3 S11 W4 S7 E4 S7 E23 N25\$ PTR=N15 FUS=[YR=2004] N6 W6 N19 E16 S6 E18 N6 E6 S19 W5 S6 W5 N6 W1 N2 W13 S2 W6 S6 W4\$ S15\$ PTR=N60 FUS=[YR=2004] N25 E12 S25 W12\$ S60\$.											

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	000134	C	SFR POND	100		RSF-1	0.00	0.00	1.00	LT	