BLOCK 11 LOT 17
IN OR 2084/1372
SPRING LAKE ESTATES #3 PB5/198

SZOSTEK MATTHEW
55056 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

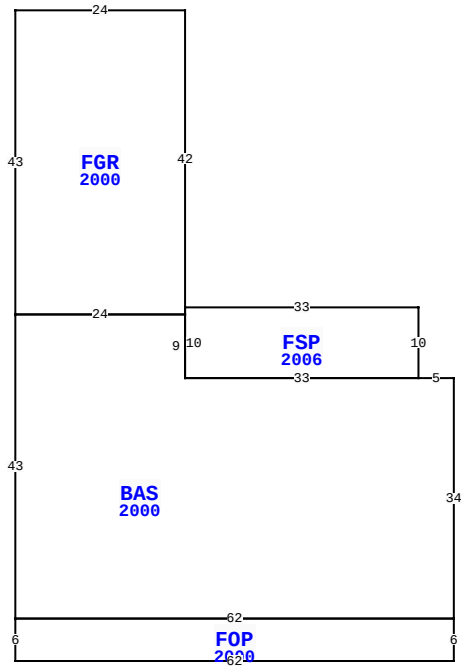
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,324	100	2,324	263,058
FGR	1,032	55	568	64,293
FOP	372	30	112	12,677
FSP	330	40	132	14,941
TOTALS	4,058		3,136	354,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	102.0280	127.54	399,965	2000	2000	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2018 Heated Area: 2324 HX Base Yr 2018



55056 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		354,969
TOTAL MARKET OB/XF VALUE		29,793
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		439,762
SOH/AGL Deduction		182,621
ASSESSED VALUE		257,141
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,141
TOTAL JUST VALUE		439,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008425	REPAIR/RRF	68,749	06/01/2022
B007077	NEW CONSTR	131,742	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/1372	10/04/2016	SW	Q	I	01	260,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: SZOSTEK MATTHEW						
2068/1138	8/10/2016	QC	U	I	11	183,900
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: RESIDENTIAL CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 FSP=[YR=2006] N10 W33 FGR=[YR=2000] N42 W24 S43 E24 N1 $ S10 E33 $ W33 N9 W24 S43 FOP=[YR=2000] S6 E62 N6 W62 $ E62 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	4,223.00	SF	4.00	4.00	100	2000	2000	3	79	13,345	
3	0810	CONCRETE A	0	100	0	0	153.00	SF	6.50	6.50	100	2000	2000	3	79	786	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2006	2006	3	44	6,160	
5	0810	CONCRETE A	0	100	0	0	829.00	SF	6.50	6.50	100	2004	2004	3	84	4,526	
6	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2006	2006	3	87	2,036	

LAND DESCRIPTION

TOTAL OB/XF 29,793

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	000134	C	SFR POND	100	0006	RS-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