BLK 11 LOT 18
SPRING LAKE ESTATES #3 PB5/198

HULME CHRISTOPHER/HULME TERESA
55010 YELLOW JACKET DR
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

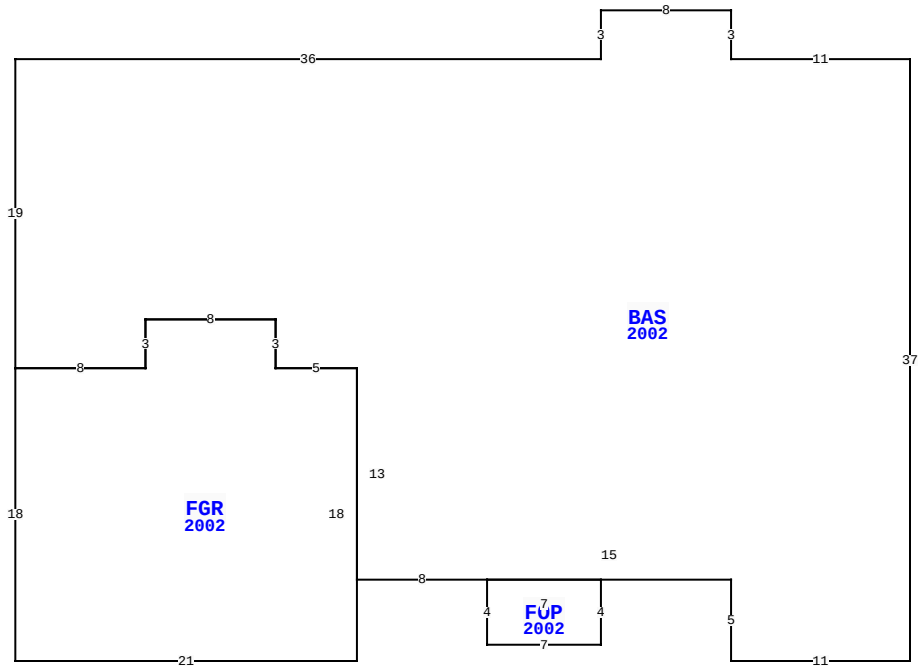
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	213,991
FGR	402	55	221	30,670
FOP	28	30	8	1,110
TOTALS	1,972		1,771	245,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,771	122.0000	152.50	270,078	2002	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2003 Heated Area: 1542 HX Base Yr 2003



55010 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,771
TOTAL MARKET OB/XF VALUE		17,289
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,060
SOH/AGL Deduction		167,961
ASSESSED VALUE		150,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,099
TOTAL JUST VALUE		318,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009459	REPAIR/RRF	29,000	06/21/2022
B007038	NEW CONSTR	75,200	04/01/2000
9007	MH MOVE-ON	13,900	08/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2628/0302	3/28/2023	QC	U	I	11	100
GRANTOR: HULME TERESA						
GRANTEE: HULME CHRISTOPHER &						
0883/0795	5/17/1999	WD	Q	V		40,000
GRANTOR: PLMPTON VICTORIA TERE						
GRANTEE: HULME TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 N3 W8 S3 W36 S19 FGR=[YR=2002] S18 E21 N18 W5 N3 W8 S3 W8$ E8 N3 E8 S3 E5 S13 E8 FOP=[YR=2002] S4 E7 N4 W7$ E15 S5 E11 N37$.

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	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	2,941.00	SF	4.00	4.00	100	2002	2002	3	82	9,646	
3	0855	CONC PAVER	0	100	0	0	205.00	SF	10.00	10.00	100	2008	2008	3	89	1,825	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2007	2007	3	72	1,382	
5	0479	VF PICKET	0	100	0	0	168.00	LF	10.00	10.00	100	2007	2007	3	72	1,210	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 17,289

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	RSF-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