BLK 11 LOT 21
OR 543/824
SPRING LAKE ESTATES #3 PB5/198

MORRIS CATHERINE M
55097 YELLOW JACKET DR
CALLAHAN, FL 32011

2024

46-2N-25-197C-0011-0210

BUILDING CHARACTERISTICS

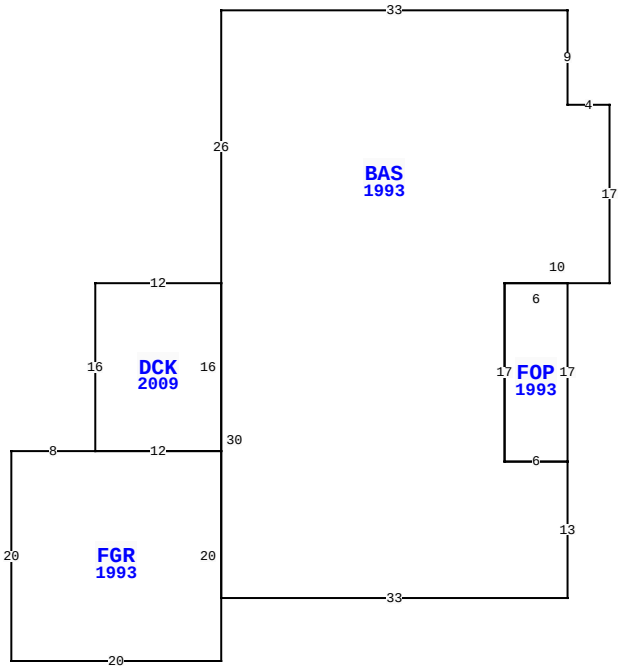
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,814	100	1,814	204,736
DCK	192	10	19	2,145
FGR	400	55	220	24,830
FOP	102	30	31	3,499
TOTALS	2,508		2,084	235,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	102.9000	128.62	268,044	1993	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2019 Heated Area: 1814 HX Base Yr 2019



55097 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
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		235,209
TOTAL MARKET OB/XF VALUE		6,194
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		296,403
SOH/AGL Deduction		113,490
ASSESSED VALUE		182,913
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		127,913
TOTAL JUST VALUE		296,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0543/0824	5/20/1988	WD	U	V		21,000

GRANTOR: SPRING LAKE ESTATES
GRANTEE: MORRIS DICKIE W & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S26 DCK=[YR=2009] W12 S16 FGR=[YR=1993] W8 S20 E20 N20 W12$ E12 N16$ S30 E33 N13 FOP=[YR=1993] N17 W6 S17 E6$ W6 N17 E10 N17 W4 N9$.

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	1993	1993	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,287.00	SF	4.00	4.00	100	1995	1995	3	70	3,604	

LAND DESCRIPTION

TOTAL OB/XF 6,194

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	000100	C	SFR	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