



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 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       | 1,080            | 100         | 1,080        | 126,861              |
| FGR       | 528              | 55          | 290          | 34,064               |
| FOP       | 216              | 30          | 65           | 7,635                |
| FUS       | 1,080            | 100         | 1,080        | 126,861              |
| TOTALS    | 2,904            |             | 2,515        | 295,421              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1991    |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 8  | 12 | 96.00  | SF | 20.10    | 20.10          | 100       | 1992    |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 0  | 0  | 256.00 | SF | 30.00    | 30.00          | 100       | 2014    |
| 4              | 0510       | GARAGE WD-  | 0 100   | 0  | 0  | 576.00 | SF | 35.00    | 35.00          | 100       | 2016    |
| 5              | 0510       | GARAGE WD-  | 0 100   | 18 | 26 | 468.00 | SF | 35.00    | 35.00          | 100       | 2018    |

| 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 | 0006 | RSF-1    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| MARKET ADJUSTMENTS                                                                                    |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                                                                  | 01  | 2,515     | 110.8800    | 138.60         | 348,579        | 1990 | 1990 | 0    | 0    | 15.25 | 84.75  |
| 1 SNGL FAM - 100% - 1991                                                                              |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 2160                                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 1991                                                                                       |     |           |             |                |                |      |      |      |      |       |        |
|                                                                                                       |     |           |             |                |                |      |      |      |      |       |        |
| 55193 YELLOW JACKET DR, CALLAHAN                                                                      |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE 07/22/2008 JW LGL DATE 04/04/2024 MLU<br>XF DATE 07/22/2008 JW LAND DATE<br>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     |  |  |  | 295,421         |             |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 37,359          |             |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 55,000          |             |  |   |
| TOTAL MARKET VALUE        |  |  |  | 387,780         |             |  |   |
| SOH/AGL Deduction         |  |  |  | 213,463         |             |  |   |
| ASSESSED VALUE            |  |  |  | 174,317         |             |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  | HX HB WX 55,000 |             |  |   |
| BASE TAXABLE VALUE        |  |  |  | 119,317         |             |  |   |
| TOTAL JUST VALUE          |  |  |  | 387,780         |             |  |   |
| NCON VALUE                |  |  |  | 0               |             |  |   |
| INCOME VALUE              |  |  |  |                 |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 370,356         |             |  |   |
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