BLOCK 12 LOT 1
IN OR 1024/1606
SPRING LAKE ESTATES #3 PB5/198

ADKINS BOB M JR
55477 YELLOW JACKET DR
CALLAHAN, FL 32011

2024

46-2N-25-197C-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

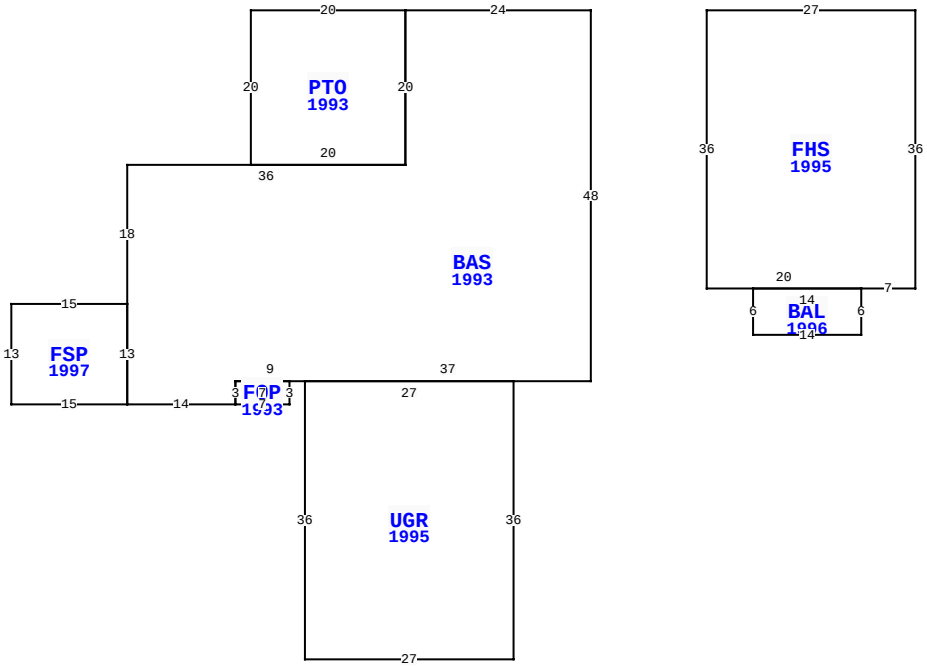
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
BAL	84	15	13	1,466
BAS	2,202	100	2,202	248,331
FHS	972	30	292	32,931
FOP	21	30	6	677
FSP	195	40	78	8,796
PTO	400	5	20	2,256
UGR	972	45	437	49,283
TOTALS	4,846		3,048	343,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,048	111.0440	138.80	423,062	1993	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 1996 Heated Area: 2494 HX Base Yr 1996



55477 YELLOW JACKET DR, CALLAHAN

BLD DATE	07/21/2008	JW	LGL DATE	
XF DATE	07/21/2008	JW	LAND DATE	04/04/2024 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		343,738
TOTAL MARKET OB/XF VALUE		34,626
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		433,364
SOH/AGL Deduction		225,850
ASSESSED VALUE		207,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,514
TOTAL JUST VALUE		433,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213202	REPAIR/RRF	9,500	11/01/2012
B973807	ADDITION	2,327	03/01/1997
B951911	GARAGE	2,000	06/01/1995
B941283	ADDITION	185,640	10/01/1994
93204	NEW CONSTR	6,800	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/1606	12/14/2001	QC	U	I	01	100
GRANTOR: FAIRBANKS RUKTH P						
GRANTEE: ADKINS BOB M JR						
0689/0082	9/27/1993	WD	Q	I		104,100
GRANTOR: AL JORDAN ENTERPRISE						
GRANTEE: ADKINS & FAIRBANKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=1993] W20 S20 E20 N20 $ S20 W36 S18 FSP=[YR=1997] W15 S13 E15 N13 $ S13 E14 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E9 UGR=[YR=1995] S36 E27 N36 W27 $ E37 N48$ PTR= E15 FHS=[YR=1995] E27 S36 W7 BAL=[YR=1996] S6 W14 N6 E14 $ W20 N36 $ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	74	1,480	
2	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1993	1993	3	66	686	
3	0812	CONCRETE C	0	100	0	0	3,472.00	SF	4.00	4.00	100	1995	1995	3	70	9,722	
4	0525	GAZEBO	0	100	13	13	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	30	1,500	
5	0940	SHEDS/PORT	0	100	17	17	289.00	SF	30.00	30.00	100	1999	1999	3	20	1,734	
6	0861	POOL GUNIT	0	100	0	0	600.00	SF	85.00	85.00	100	2002	2002	3	29	14,790	
7	0845	KOOL DECK	0	100	0	0	793.00	SF	7.25	7.25	100	2002	2002	3	82	4,714	

LAND DESCRIPTION

TOTAL OB/XF 34,626

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS