BLOCK 5 LOT 3
SPRING LAKE EST #2 PB 5/185

HATCHER MICHAEL
55628 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197B-0005-0030

BUILDING CHARACTERISTICS

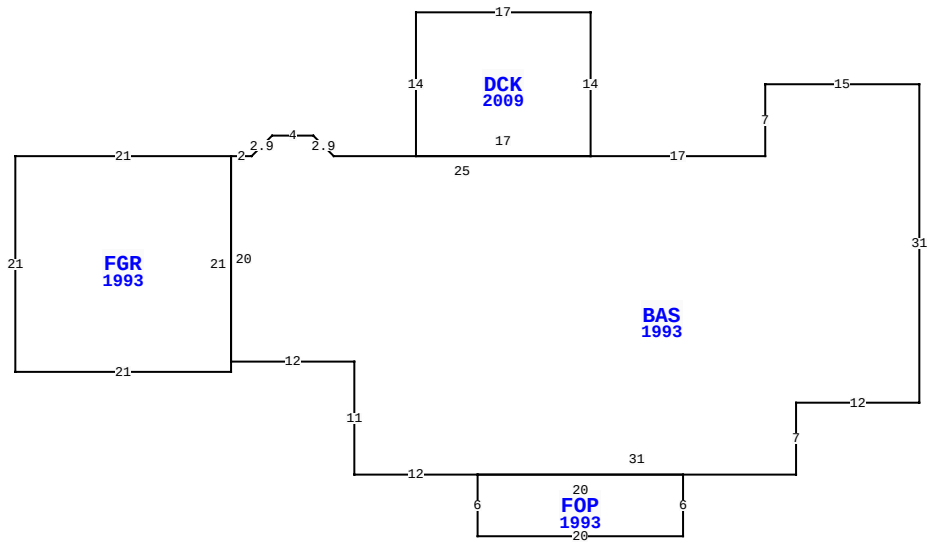
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1993	1,978	248,441
DCK	238	10	2009	24	3,015
FGR	441	55	1993	243	30,521
FOP	120	30	1993	36	4,521
TOTALS	2,777			2,281	286,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	109.3680	144.37	329,308	1989	1997	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 2025 Heated Area: 1978 HX Base Yr



55628 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	286,498
TOTAL MARKET OB/XF VALUE	5,972
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	347,470
SOH/AGL Deduction	0
ASSESSED VALUE	347,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,470
TOTAL JUST VALUE	347,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2801/723	7/17/2025	FJ	U	I	11	0
GRANTOR: HATCHER PATRICIA A						
GRANTEE: HATCHER MICHAEL						
2801/721	7/17/2025	FJ	U	I	11	0
GRANTOR: HATCHER PATRICIA A ES						
GRANTEE: HATCHER MICHAEL						

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	1,881.00	SF	3.64	3.64	100	1989	1989	3	54.5	3,732	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S7 W17 DCK=[YR=2009] N14 W17 S14 E17$ W25 U2 L2 W4 D2 L2 W2 FGR=[YR=1993] W21 S21 E21 N21$ S20 E12 S11 E12 FOP=[YR=1993] S6 E20 N6 W20$ E31 N7 E12 N31$.

LAND DESCRIPTION

TOTAL OB/XF 5,972

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	RES	0	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 06/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS