



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,792	100	1998	1,792	217,049
BAS	469	100	2009	469	56,805
FDG	576	60	1998	346	41,908
FSP	270	40	1998	108	13,081
FSP	165	40	2002	66	7,994
FSP	90	40	2017	36	4,360
UST	40	45	2002	18	2,180

TOTALS	3,402			2,835	343,378
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	875.00	SF	6.50
3	0812	CONCRETE C	0	0	0	0	2,155.00	SF	4.00
4	0820	WOOD WALK	0	0	0	0	164.00	SF	11.75
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,835	103.6800	136.86	387,998	1998	2000		0	0	11.50	88.50
1 SNGL FAM - 0% - 0												
Heated Area: 2261												
HX Base Yr												

55668 YELLOW JACKET DR, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					04/04/2024				
					MLU				

TOTAL OB/XF									
14,651									

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0	Common:	55,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		423,361	
TOTAL MARKET OB/XF VALUE		14,651	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		493,012	
SOH/AGL Deduction		27,998	
ASSESSED VALUE		465,014	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		465,014	
TOTAL JUST VALUE		493,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002583	REPAIR/RRF	2,400	04/01/2017
B22535	ADDITION	29,832	06/01/2009
R11903	REPAIR/RRF	4,000	06/01/2009
B974216	NEW CONSTR	90,460	08/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2281/0402	5/31/2019	WD	Q	I	01
GRANTOR: ALLEN VINCENT J JR &					
GRANTEE: RISINGER JUSTIN & M					
2188/0386	3/30/2018	WD	Q	I	01
GRANTOR: LARSON GARY					
GRANTEE: ALLEN VINCENT J JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=1998] W13 FSP=[YR=2002] N33 W5 S33 E5\$ W17 S9					
BAS=[YR=1998] W26 S32 E17 BAS=[YR=2009] S6 W17 S21 E17 N13 E8					
N8 FSP=[YR=2017] E15 N6 W15 S6\$ N6 W8 \$E39 N32W30\$ E30 N9\$					
PTR= E25 FDG=[YR=1998] N24 E7 UST=[YR=2002] N5 E8 S5 W8\$ E17					
S24 W24\$ W25\$.					

RISINGER JUSTIN & MELISSA
55668 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197B-0005-0050

[illegible]