

BLOCK 5 LOT 7
IN OR 2198/1018
SPRING LAKE EST #2 PB 5/185

THOMAS MARK E SR & DORA F
55714 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197B-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	4	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	2,228	100	1997	2,228	266,636
FEP	375	80	1999	300	35,903
FGR	462	55	1997	254	30,397
FOP	53	30	1997	16	1,914
TOTALS	3,118			2,798	334,850

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,233.00	SF	4.00
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,798	102.9120	135.84	380,080	1997	2002	0	0	0	11.90	88.10	
1 SNGL FAM - 100% - 1998 Heated Area: 2228 HX Base Yr 1998													
55714 YELLOW JACKET DR, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/04/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		334,850	
TOTAL MARKET OB/XF VALUE		7,487	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		397,337	
SOH/AGL Deduction		220,562	
ASSESSED VALUE		176,775	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		126,053	
TOTAL JUST VALUE		397,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		381,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985484	ADDITION	4,750	10/01/1998
B973698	NEW CONSTR	110,000	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2198/1018	5/25/2018	QC	U	I	11	100	
GRANTOR: THOMAS MARK E SR & D0							
GRANTEE: THOMAS MARK E SR &							
0696/0764	1/14/1994	WD	Q	V		22,700	
GRANTOR: SPRING LAKE ESTATES							
GRANTEE: THOMAS MARK E SR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W12 FEP=[YR=1999] N15 W25 S15 E25\$ W40 S39 FGR=[YR=1997] S22 E21 N22 W21\$ E21 S9 E13 FOP=[YR=1997] S1 E7 N4 W2 N5 W5 S8\$ N8 E5 S5 E13 N45\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00