BLOCK 5 LOT 8
IN OR 1859/1883 & OR 2026/1223
SPRING LAKE EST #2 PB 5/185

THOMAS BRIAN & TRACY
55748 YELLOW JACKET DR
CALLAHAN, FL 32011

2025

46-2N-25-197B-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

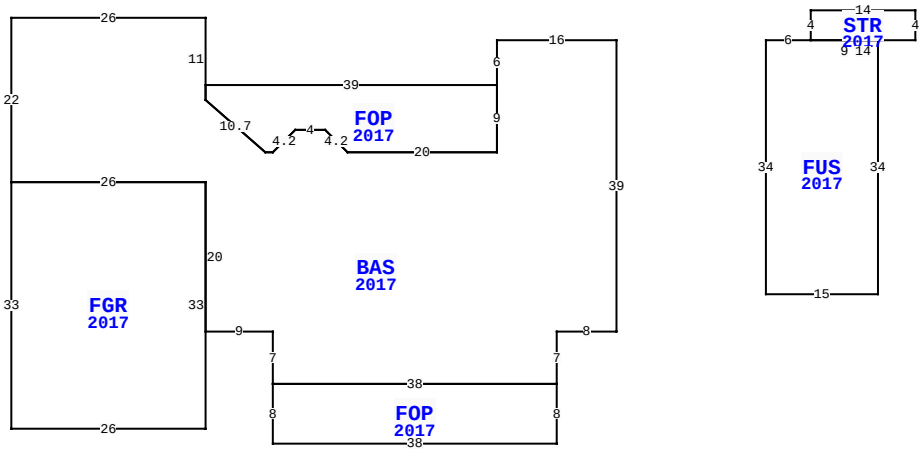
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2017	2,447	320,607
FGR	858	55	2017	472	61,841
FOP	302	30	2017	91	11,922
FOP	304	30	2017	91	11,922
FUS	510	100	2017	510	66,821
STR	56	10	2017	6	786
TOTALS	4,477			3,617	473,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,617	104.7600	138.28	500,159	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 2957 HX Base Yr 2018



55748 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		473,901
TOTAL MARKET OB/XF VALUE		45,923
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		574,824
SOH/AGL Deduction		223,647
ASSESSED VALUE		351,177
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,455
TOTAL JUST VALUE		574,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005761	SWIM POOL	39,000	08/01/2018
B1632221	CO ISSUED	0	01/25/2017
B1632221	NEW CONSTR	381,619	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/1223	1/28/2016	WD	U	V	11	100
GRANTOR: THOMAS BRIAN						
GRANTEE: THOMAS BRIAN & TRAC						
1859/1883	5/31/2013	WD	Q	V	02	25,000
GRANTOR: OWEN JON						
GRANTEE: THOMAS BRIAN						

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	0812	CONCRETE C	0	100	0	0	2,233.00	SF	4.00	4.00	100	2017	2017	3	96	8,575	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
3	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2018	2018	3	84	26,775	
4	0855	CONC PAVER	0	100	0	0	890.00	SF	10.00	10.00	100	2018	2018	3	97	8,633	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 S6 FOP=[YR=2017] W39 S2 D7 R8 E1 U3 R3 E4 D3 R3 E20 N9 $ S9 W20 U3 L3 W4 D3 L3 W1 L8 U7 N11W26 S22 FGR=[YR=2017] S33 E26 N33 W26$ E26 S20 E9 S7 FOP=[YR=2017] S8 E38 N8 W38$ E38 N7 E8 N39$ PTR=E20 FUS=[YR=2017] E6 STR=[YR=2017] N4 E14 S4 W14$ E9 S34 W15 N34$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 45,923

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	000134	C	RES POND	100		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 05/28/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS