BLOCK 7 LOT 2
IN OR 1756/826
SPRING LAKE EST #2 PB 5/185

GAUL MARIE C
55581 YELLOW JACKET DR
CALLAHAN, FL 32011

2025

46-2N-25-197B-0007-0020

BUILDING CHARACTERISTICS

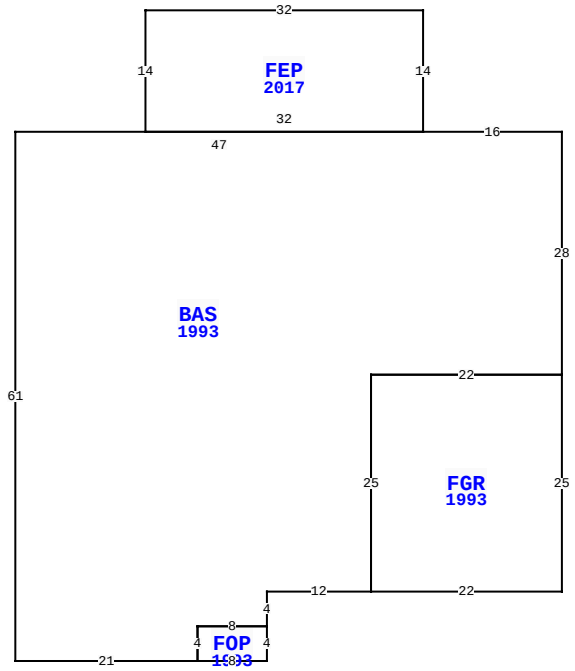
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,989	100	1993	2,989	310,441
FEP	448	80	2017	358	37,182
FGR	550	55	1993	302	31,366
FOP	32	30	1993	10	1,038
TOTALS	4,019			3,659	380,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,659	97.7400	129.02	472,084	1993	1998	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2022 Heated Area: 2989 HX Base Yr 2022



55581 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		380,028
TOTAL MARKET OB/XF VALUE		50,733
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		485,761
SOH/AGL Deduction		101,130
ASSESSED VALUE		384,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,909
TOTAL JUST VALUE		485,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702038	SWIM POOL	28,200	04/01/2017
B10999	GARAGE	34,845	04/01/2003
R4956	REPAIR/RRF	1,500	04/01/2003
8622	NEW CONSTR	106,634	01/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1756/0826	9/13/2011	WD	Q	I	02	235,000
GRANTOR: WOLFE LISA A & ALBERT						
GRANTEE: GAUL STEVEN A & MAR						
1293/1860	2/08/2005	WD	Q	I		245,000
GRANTOR: MILTON CARL R						
GRANTEE: WOLFE LISA A & ALBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2017] N14 W32 S14 E32$ W47 S61 E21 FOP=[YR=1993] E8N4 W8 S4$ N4 E8 N4 E12 FGR=[YR=1993] E22 N25 W22 S25$ N25 E22N28$.

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	2,753.00	SF	4.00	4.00	100	1993	1993	3	64	7,048	
2	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2003	2003	3	30	6,048	
3	0462	ST/AL FNC	0	100	0	0	312.00	SF	8.50	8.50	100	2004	2004	3	32	849	
4	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2017	2017	3	90	1,555	
5	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2018	2018	3	84	24,990	
6	0855	CONC PAVER	0	100	0	0	1,056.00	SF	10.00	10.00	100	2018	2018	3	97	10,243	

LAND DESCRIPTION

TOTAL OB/XF 50,733

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	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