BLOCK 11 LOT 2
IN OR 2234/1918
SPRING LAKE ESTATES #3 PB5/198

BELANGER DAVID A & TORI S
55440 YELLOW JACKET DR
CALLAHAN, FL 32011

2025

46-2N-25-197C-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

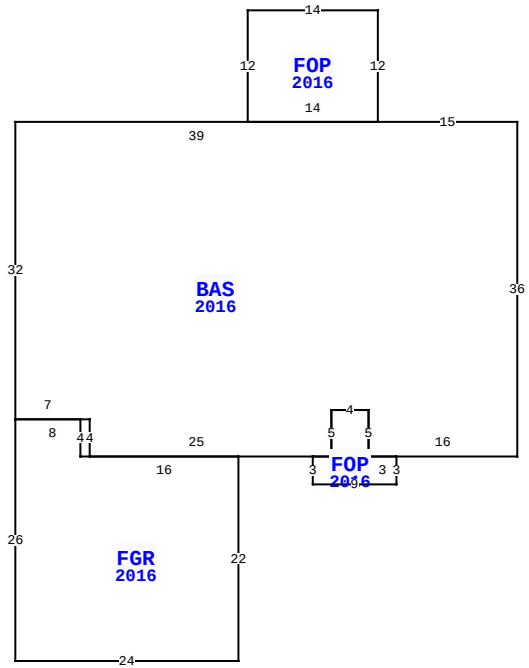
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,896	100	2016	1,896	269,974
FGR	560	55	2016	308	43,857
FOP	47	30	2016	14	1,994
FOP	168	30	2016	50	7,120
TOTALS	2,671			2,268	322,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	114.7580	151.48	343,557	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2019 Heated Area: 1896 HX Base Yr 2019



55440 YELLOW JACKET DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,944
TOTAL MARKET OB/XF VALUE		10,184
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		388,128
SOH/AGL Deduction		132,186
ASSESSED VALUE		255,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,220
TOTAL JUST VALUE		388,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530569	CO ISSUED	0	07/13/2016
B1530569	NEW CONSTR	234,033	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2234/1918	11/01/2018	WD	Q	I	02	305,000
GRANTOR: JACKSON CURT & SHAKIL						
GRANTEE: BELANGER DAVID A &						
2065/1797	8/05/2016	WD	Q	I	01	254,200
GRANTOR: S E CONSTRUCTION LLC						
GRANTEE: JACKSON CURT & SHAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N12 W14 S12 E14$ W39 S32 FGR=[YR=2016] S26 E24 N22 W16 N4 W8$ E7 S4 E25 FOP=[YR=2016] S3 E9 N3 W3 N5 W4 S5 W2$ E2 N5 E4 S5 E16 N36$.

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	2,680.00	SF	4.00	4.00	100	2016	2016	3	95	10,184	

LAND DESCRIPTION

TOTAL OB/XF 10,184

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS