BLOCK 11 LOTS 6 & 7
SPRING LAKE ESTATES #3 PB5/198

MATHIS SADIE W L/E/
55330 YELLOW JACKET DR
CALLAHAN, FL 32011

2025

46-2N-25-197C-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

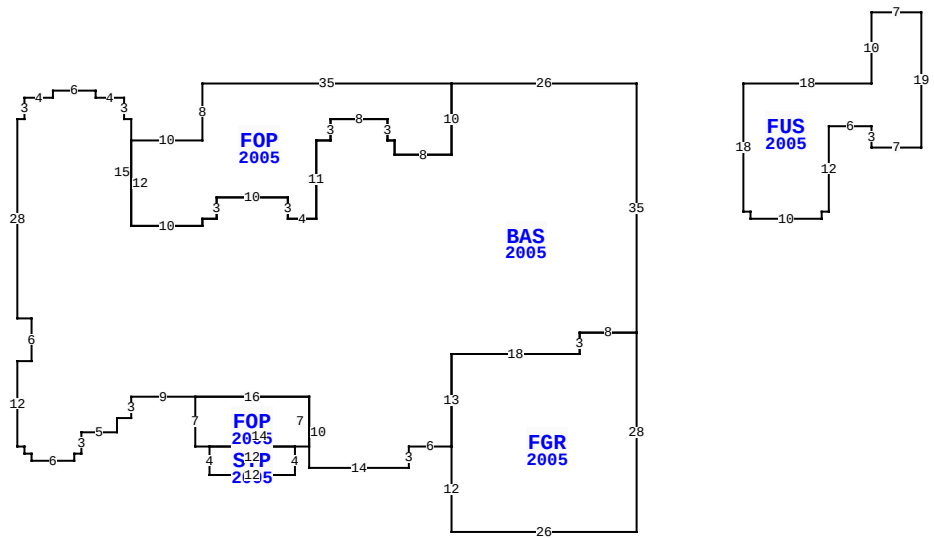
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	3,276	100	2005	3,276	366,051
FGR	674	55	2005	371	41,454
FOP	112	30	2005	34	3,799
FOP	538	30	2005	161	17,990
FUS	395	100	2005	395	44,136
STP	48	10	2005	5	559
TOTALS	5,043			4,242	473,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,242	98.1200	129.52	549,424	2005	2005	0	0	0	13.73	86.27

1 SNGL FAM – 100% - 2006 Heated Area: 3671 HX Base Yr 2006



55330 YELLOW JACKET DR, CALLAHAN

BLD DATE	11/28/2007 KWDJ	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		473,988
TOTAL MARKET OB/XF VALUE		14,451
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		598,439
SOH/AGL Deduction		301,267
ASSESSED VALUE		297,172
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		241,450
TOTAL JUST VALUE		598,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0311482	CO ISSUED	264,851	07/29/2003
B0311482	NEW CONSTR	264,851	07/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1866	5/21/2024	LE	U	I	11	100
GRANTOR: MATHIS SADIE W						
GRANTEE: MATHIS TALENA R						
0870/0025	3/01/1999	WD	Q	V		16,700
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: MATHIS DAVID J SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 FOP=[YR=2005] W35 S8 W10 S12 E10 N1 E2 N3 E10 S3 E4 N11 E2 N3 E8 S3 E1 S2 E8 N10 $ S10 W8 N2 W1 N3 W8 S3 W2 S11 W4 N3 W10 S3 W2 S1 W10 N15 W1 N3 W4 N1 W6 S1 W4 S3 W1 S28 E2 S6 W2 S12 E1 S1 E1 S1 E6 N1 E1 N3 E5 N2 E2 N3 E9 FOP=[YR=2005] S7 E2 STP=[YR=2005] S4 E12 N4 W12$ E14 N7 W16$ E16 S10 E14 N3 E6 FGR=[YR=2005] S12 E26 N28 W8 S3 W18 S13$ N13 E18 N3 E8 N35$ PTR= E15 FUS=[YR=2005] E18 N10 E7 S19 W7 N3 W6 S12 W1 S1 W10 N1 W1 N18 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,122.00	SF	4.00	4.00	100	2005	2005	3	84	3,770	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	19.50	19.50	100	2005	2005	3	22	515	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
6	0810	CONCRETE A	0	100	34	7	238.00	SF	6.50	6.50	100	2006	2006	3	86	1,330	
7	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2010	2010	3	56	3,629	

LAND DESCRIPTION

TOTAL OB/XF 14,451

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	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/30/2025 BY SYS