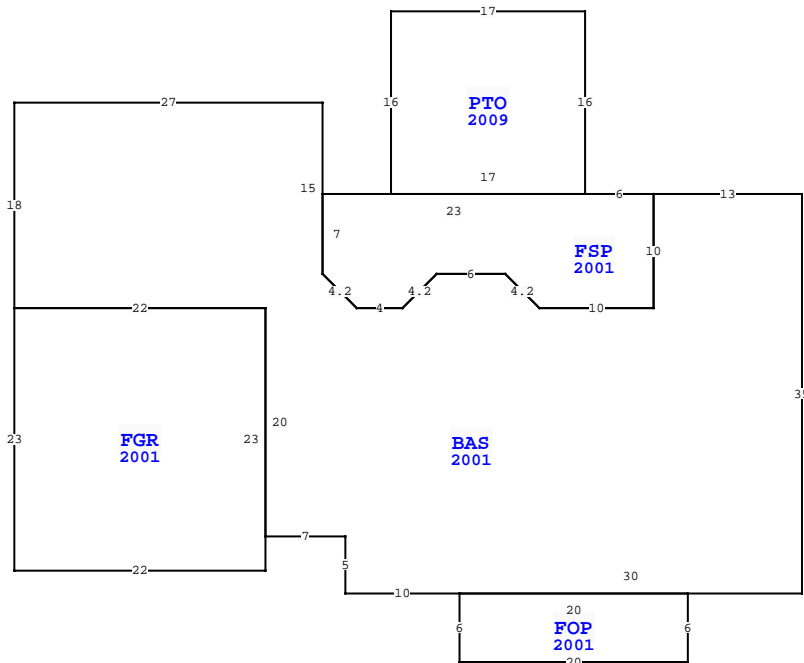


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,220	116.2280	153.42	340,592	2001	2001	0	0	0	17.25	82.75		
1 SNGL FAM - 100% - 2025														
Heated Area: 1788														
HX Base Yr 2025														



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	1,788	100	2001	1,788	226,996
FGR	506	55	2001	278	35,294
FOP	120	30	2001	36	4,570
FSP	259	40	2001	104	13,204
PTO	272	5	2009	14	1,777
TOTALS	2,945			2,220	281,840

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE				281,840
TOTAL MARKET OB/XF VALUE				12,545
TOTAL LAND VALUE - MARKET				55,000
TOTAL MARKET VALUE				349,385
SOH/AGL Deduction				0
ASSESSED VALUE				349,385
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				298,663
TOTAL JUST VALUE				349,385
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				353,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R229902	REPAIR/RRF	14,985	10/01/2022
B018725	NEW CONSTR	120,000	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1972	3/11/2024	WD Q	Q	I	01	425,000
GRANTOR: FLYNN PAUL FREDERICK						
GRANTEE: RAINES RICHARD DAVI						
2600/0282	10/28/2022	WD Q	Q	I	01	410,000
GRANTOR: CHARLES JAMES & KELLY						
GRANTEE: FLYNN PAUL FREDERIC						

EXTRA FEATURES																
L N	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	0501	FP-AVERAGE	0	100	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	84	4,200	
2	0811	CONCRETE B	0	100	0	1,957.00	SF	5.20	5.20	100	2003	2003	3	82	8,345	

55188 YELLOW JACKET DR, CALLAHAN														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/04/2024
														INC DATE		AG DATE	MLU
TOTAL OB/XF														12,545			

BUILDING NOTES													
BAS=[YR=2001] W13 FSP=[YR=2001] W6 PTO=[YR=2009] N16 W17 S16 E17\$ W23 S7 D3 R3 E4 U3 R3 E6 D3 R3 E10 N10\$ S10 W10 U3 L3 W6 D3 L3 W4 U3 L3 N15 W27 S18 FGR=[YR=2001] S23 E22 N23 W22 \$ E22 S20 E7 S5 E10 FOP=[YR=2001] S6 E20 N6 W20 \$ E30 N35 \$.													

BUILDING DIMENSIONS													
BAS=[YR=2001] W13 FSP=[YR=2001] W6 PTO=[YR=2009] N16 W17 S16 E17\$ W23 S7 D3 R3 E4 U3 R3 E6 D3 R3 E10 N10\$ S10 W10 U3 L3 W6 D3 L3 W4 U3 L3 N15 W27 S18 FGR=[YR=2001] S23 E22 N23 W22 \$ E22 S20 E7 S5 E10 FOP=[YR=2001] S6 E20 N6 W20 \$ E30 N35 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							