BLOCK 11 LOT 13
IN OR 2068/1983
SPRING LAKE ESTATES #3 PB5/198

GASTON PHILLIP G & LINDA M
55140 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197C-0011-0130

BUILDING CHARACTERISTICS

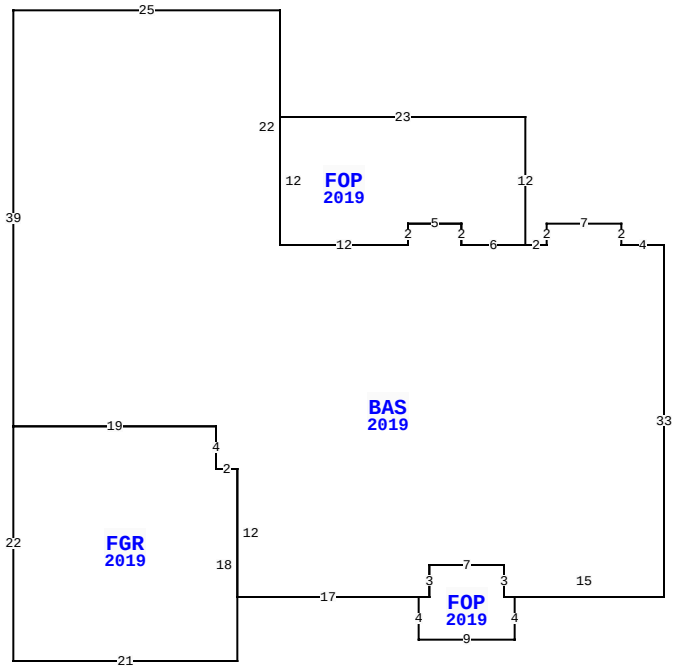
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,238	100	2019	2,238	306,643
FGR	454	55	2019	250	34,255
FOP	57	30	2019	17	2,329
FOP	266	30	2019	80	10,961
TOTALS	3,015			2,585	354,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,585	106.4640	140.53	363,270	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2238 HX Base Yr 2018



55140 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		354,188
TOTAL MARKET OB/XF VALUE		46,779
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		455,967
SOH/AGL Deduction		132,493
ASSESSED VALUE		323,474
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		267,752
TOTAL JUST VALUE		455,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18115414	CO ISSUED	0	07/02/2019
19004851	XFOB	14,231	06/01/2019
B1801514	NEW CONSTR	291,066	11/19/2018
B16344	ADDITION	7,900	10/01/2005
B15442	SWIM POOL	45,000	04/01/2005
M6943	H/AC	0	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2068/1983	8/29/2016	WD	Q	I	02	280,000
GRANTOR: ASHLEY LEN R & JENNIF						
GRANTEE: GASTON PHILLIP G &						
1078/0332	8/30/2002	WD	U	I	13	35,000
GRANTOR: WEST THOMAS RICHARD						
GRANTEE: ASHLELY LEN R & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W4 N2 W7 S2 W2 FOP=[YR=2019] N12 W23 S12 E12 N2 E5 S2 E6$ W6 N2 W5 S2 W12 N22 W25 S39 FGR=[YR=2019] S22 E21 N18 W2 N4 W19$ E19 S4 E2 S12 E17 FOP=[YR=2019] S4 E9 N4 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E15 N33$.

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	2,200.00	SF	4.00	4.00	100	2019	2019	3	97	8,536	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
4	0845	KOOL DECK	0	100	0	0	655.00	SF	7.25	7.25	100	2005	2005	3	84	3,989	
5	0911	SCRN RM A	0	100	0	0	1,168.00	SF	17.50	17.50	100	2019	2019	3	82	16,761	
6	0855	CONC PAVER	0	100	75	3	225.00	SF	7.00	7.00	100	2005	2005	3	84	1,323	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 46,779

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	0006	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 10/25/2019 BY KB Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS