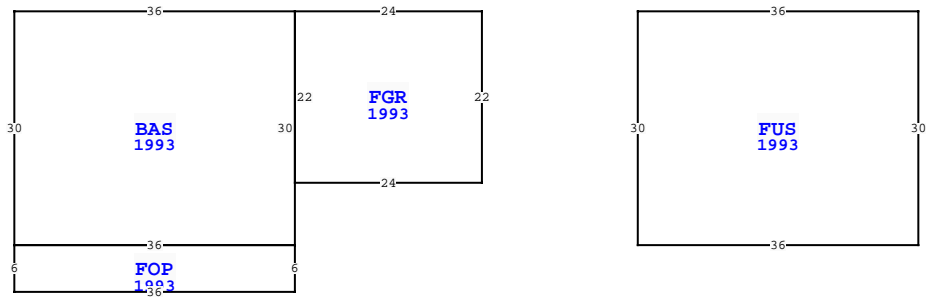


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,515	110.8800	146.36	368,095	1990	1990	0	0	15.50	84.50		
1 SNGL FAM - 100% - 1991 Heated Area: 2160 HX Base Yr 1991													



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	1,080	100	1993	1,080	133,568
FGR	528	55	1993	290	35,865
FOP	216	30	1993	65	8,038
FUS	1,080	100	1993	1,080	133,568
TOTALS	2,904			2,515	311,040

55193 YELLOW JACKET DR, CALLAHAN

BLD DATE	07/22/2008	JW	LGL DATE	
XF DATE	07/22/2008	JW	LAND DATE	04/04/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE				311,040
TOTAL MARKET OB/XF VALUE				35,838
TOTAL LAND VALUE - MARKET				55,000
TOTAL MARKET VALUE				401,878
SOH/AGL Deduction				222,506
ASSESSED VALUE				179,372
TOTAL EXEMPTION VALUE	HX HB WX			55,722
BASE TAXABLE VALUE				123,650
TOTAL JUST VALUE				401,878
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				387,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005657	XFOB	10,553	10/01/2017
6681	NEW CONSTR	98,912	08/20/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1830	10/28/2020	LE U		I	11	100
GRANTOR: WHEELER RUSSELL & ZAN						
GRANTEE: BESEMER KARLA PATRI						
0548/0144	7/19/1988	WD Q		V		13,800
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: WHEELER RUSSELL						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
2	0940	SHEDS/PORT	0	100	8	96.00	SF	20.10	20.10	100	1992	1992	3	20	386	
3	0940	SHEDS/PORT	0	100	0	256.00	SF	30.00	30.00	100	2014	2014	3	60	4,608	
4	0510	GARAGE WD-	0	100	0	576.00	SF	35.00	35.00	100	2016	2016	3	78	15,725	
5	0510	GARAGE WD-	0	100	18	468.00	SF	35.00	35.00	100	2018	2018	3	84	13,759	

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W24 BAS=[YR=1993] W36 S30 FOP=[YR=1993] S6 E36 N6 W36\$ E36 N30 \$ S22 E24 N22\$ PTR= E20 FUS=[YR=1993] E36 S30 W36 N30\$ W20\$.													

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	DPH 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							