

BLOCK 12 LOT 3
IN OR 1270/1144
SPRING LAKE EST #3 PB 5/198

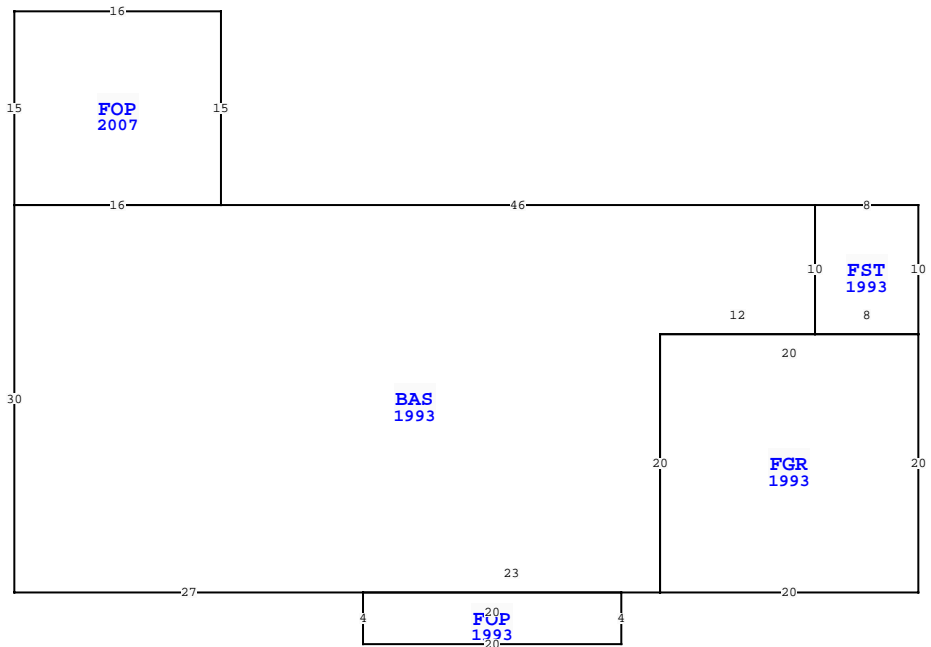
PARSLEY TIMOTHY BRUCE
55435 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2025

46-2N-25-197C-0012-0030

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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
BAS	1,620	100	1993
FGR	400	55	1993
FOP	80	30	1993
FOP	240	30	2007
FST	80	55	1993
TOTALS	2,420		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,980	104.8600	138.42	274,072	1990	1995	0	0	14.25	85.75
1 SNGL FAM - 100% - 1991 Heated Area: 1620 HX Base Yr 1991											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			235,017
TOTAL MARKET OB/XF VALUE			11,527
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			301,544
SOH/AGL Deduction			161,612
ASSESSED VALUE			139,932
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			89,210
TOTAL JUST VALUE			301,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6468	NEW CONSTR	67,250	05/16/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/1144	11/02/2004	QC	Q	I	01	100

GRANTOR: PARSLEY-TAYLOR TERESA
GRANTEE: PARSLEY TIMOTHY BRU
0575/0376 7/25/1989 WD Q V 14,400
GRANTOR: SPRING LAKE EST
GRANTEE: PARSLEY TIMOTHY & T

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1991
2	0812	CONCRETE C	0 100	0	0	3,675.00	SF	4.00	4.00	100	1991
3	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2006
4	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	2005
5	0681	POLE SHED	0 100	9	8	72.00	SF	15.00	15.00	100	1992
6	1242	WD DECK A	0 100	0	0	294.00	SF	10.00	10.00	100	1999

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
55435 YELLOW JACKET DR, CALLAHAN											
BLD DATE: 04/04/2024 MLU											
LGL DATE: 04/04/2024 MLU											
LAND DATE: 04/04/2024 MLU											
AG DATE: 04/04/2024 MLU											
INC DATE: 04/04/2024 MLU											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W8 BAS=[YR=1993] W46 FOP=[YR=2007] N15 W16 S15 E16\$ W16 S30 E27FOP=[YR=1993] S4 E20 N4 W20\$ E23											
FGR=[YR=1993] E20 N20 W20 S20\$ N20 E12 N10\$ S10 E8 N10\$.											

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							