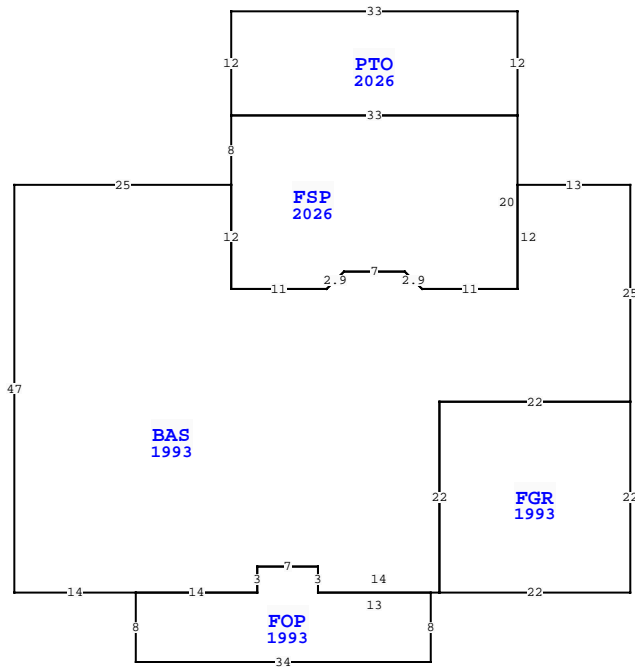




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	2,454	100	1993
FGR	484	55	1993
FOP	293	30	1993
FSP	642	40	2026
PTO	396	5	2026
TOTALS	4,269		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,085	103.8680	137.11	422,984	1992	1997	0	0	20.25	79.75
1 SNGL FAM - 0% - 2025 Heated Area: 2454 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			345,384
TOTAL MARKET OB/XF VALUE			10,807
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			411,191
SOH/AGL Deduction			0
ASSESSED VALUE			411,191
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			411,191
TOTAL JUST VALUE			411,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906362	600SF SCREEN ENCL	51,006	06/14/2019
B16164	GARAGE	34,848	09/01/2005
R8297	REPAIR/RRF	2,000	09/01/2005
7374	NEW CONSTR	70,836	07/08/1991
7537	TEMP POLE	2,000	07/08/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/975	4/16/2025	LE U		I	11	100
GRANTOR: ALSAIDI SHERI						
GRANTEE: REAGAN GEORGE						
2774/1106	3/12/2025	PR U		I	11	100
GRANTOR: ALSAIDI SHERI AS PR O						
GRANTEE: ALSAIDI SHERI						

EXTRA FEATURES		55365 YELLOW JACKET DR, CALLAHAN														
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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	0	101	1,818.00	SF	4.00	4.00	100	1992	1992	3	62	4,509	
3	0812	CONCRETE C	0	0	9	1,503.00	SF	4.00	4.00	100	1993	1993	3	64	3,848	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W13 S12 W11 U2L2 W7 D2L2 W11 N12 W25 S47 E14 E14 N3 E7 S3 E14 N22 E22 N25 \$											
FSP=[YR=2026;ORIG=-46,0] S12 E11 U2R2 E7 D2R2 E11 N20 W33 S8 \$											
FGR=[YR=1993;ORIG=-22,47] E22 N22 W22 S22 \$											
PTO=[YR=2026;ORIG=-46,-20] E33 S12 W33 N12 \$											
FOP=[YR=1993;ORIG=-57,47] S8 E34 N8 W13 N3 W7 S3 W14 \$											

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

