BLOCK 5 LOT 6
IN OR 1836/306
SPRING LAKE EST #2 PB 5/185

GREEN FERLANDIS F & CHARLENE Y
55690 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197B-0005-0060

BUILDING CHARACTERISTICS

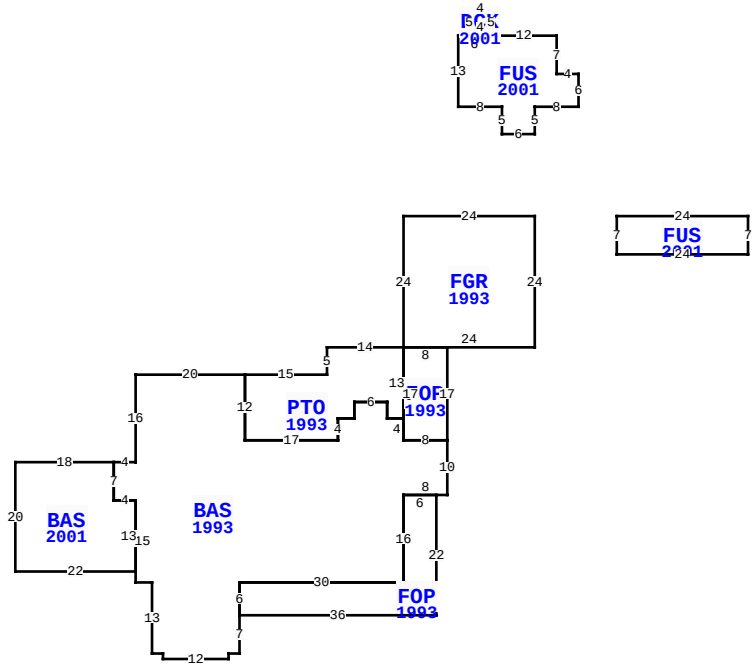
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,908	100	1993	1,908	233,871
BAS	412	100	2001	412	50,501
DCK	20	10	2001	2	245
FGR	576	55	1993	317	38,856
FOP	136	30	1993	41	5,026
FOP	312	30	1993	94	11,522
FUS	168	100	2001	168	20,593
FUS	288	100	2001	288	35,301
PTO	352	5	1993	18	2,206
TOTALS	4,172			3,248	398,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,248	104.0520	144.63	469,758	1993	1993	0	0	0	15.25	84.75

1 SNGL FAM 100% - 2015 Heated Area: 2776 HX Base Yr 2015



55690 YELLOW JACKET DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	4.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	9,800	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	1,272.00	SF	18.00	18.00	100	2013	2013	3	50	11,448	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		398,120
TOTAL MARKET OB/XF VALUE		63,748
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		526,868
SOH/AGL Deduction		261,537
ASSESSED VALUE		265,331
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		208,920
TOTAL JUST VALUE		526,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326897	ADDITION	27,709	02/01/2013
B007033	ADDITION	35,000	04/01/2000
B952003	SWIM POOL	10,000	06/01/1995
93140	NEW CONSTR	86,705	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0306	1/16/2013	WD	Q	I	01	243,500
GRANTOR: MICKLER JUDD P & KIMB						
GRANTEE: GREEN FERLANDIS F &						
1191/1176	12/01/2003	WD	Q	I		225,000
GRANTOR: BRIDGES ROBERT DAVID						
GRANTEE: MICKLER JUDD P & KI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S24 PTO=[YR=1993] W14 S5 W15
BAS=[YR=1993] W20 S16 W4 BAS=[YR=2001] W18 S20 E22 N13 W4
N7 $ S7 E4 S15 E3 S13 E2 S1 E12 N1 E2 N7 FOP=[YR=1993] E36
N22 W6 S16 W30 S6 $ N6 E30 N16 E8 N10 FOP=[YR=1993] N17 W8
S17 E8 $ W8 N4 W3 N3 W6 S3 W3 S4 W17 N12 $ S12 E17 N4 E3 N3
E6 S3 E3 N13 $ E24 N24 $ PTR= E15 FUS=[YR=2001] E24 S7 W24
N7 $ W15 $ PTR= N15 FUS=[YR=2001] N5 E8 N6 W4 N7 W12
DCK=[YR=2001] N5 W4 S5 E4 $ W6 S13 E8 S5 E6 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 63,748

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS