BLOCK 5 LOT 7
IN OR 2198/1018
SPRING LAKE EST #2 PB 5/185

THOMAS MARK E SR & DORA F
55714 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-197B-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

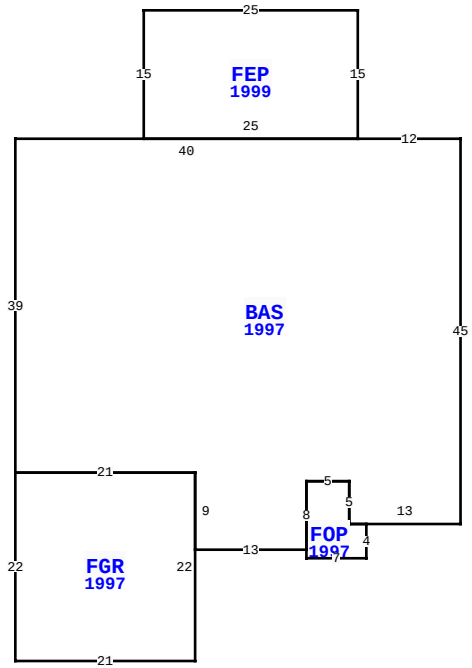
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,228	100	1997	2,228	270,270
FEP	375	80	1999	300	36,392
FGR	462	55	1997	254	30,812
FOP	53	30	1997	16	1,941
TOTALS	3,118			2,798	339,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,798	102.9120	143.05	400,254	1997	1997	0	0	0	15.20	84.80

1 SNGL FAM 100% - 1998 Heated Area: 2228 HX Base Yr 1998



55714 YELLOW JACKET DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		339,415
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		407,110
SOH/AGL Deduction		225,562
ASSESSED VALUE		181,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,137
TOTAL JUST VALUE		407,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985484	ADDITION	4,750	10/01/1998
B973698	NEW CONSTR	110,000	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2198/1018	5/25/2018	QC	U	I	11	100
GRANTOR: THOMAS MARK E SR & DO						
GRANTEE: THOMAS MARK E SR &						
0696/0764	1/14/1994	WD	Q	V		22,700
GRANTOR: SPRING LAKE ESTATES						
GRANTEE: THOMAS MARK E SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FEP=[YR=1999] N15 W25 S15 E25$ W40 S39
FGR=[YR=1997] S22 E21 N22 W21$ E21 S9 E13 FOP=[YR=1997] S1 E7
N4 W2 N5 W5 S8$ N8 E5 S5 E13 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	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