BLOCK 7 LOTS 5 & 4
SPRING LAKE EST #2 PB 5/185

KEYS RILEY J JR & MELVIN ANETTA
55675 YELLOW JACKET DR
CALLAHAN, FL 32011

2026

46-2N-25-197B-0007-0050

BUILDING CHARACTERISTICS

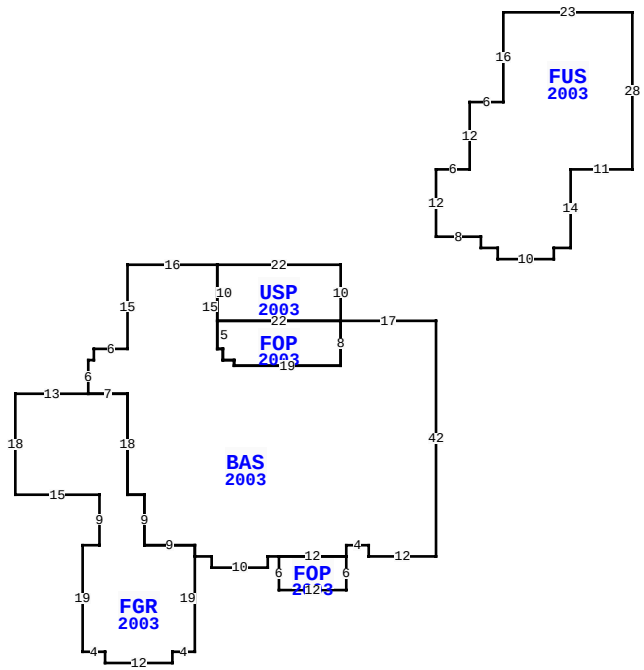
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,314	100	2003	2,314	304,532
FGR	836	55	2003	460	60,538
FOP	72	30	2003	22	2,895
FOP	171	30	2003	51	6,711
FUS	1,056	100	2003	1,056	138,974
USP	220	30	2003	66	8,686
TOTALS	4,669			3,969	522,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,969	106.3800	147.87	586,896	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 0% - 0 Heated Area: 3370 HX Base Yr



55675 YELLOW JACKET DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	522,337
TOTAL MARKET OB/XF VALUE	57,967
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	710,304
SOH/AGL Deduction	101,368
ASSESSED VALUE	608,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	608,936
TOTAL JUST VALUE	710,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007914	REPAIR/RRF	32,911	05/20/2022
B20653	SCRN ENCLOSURE	4,968	10/01/2007
B20437	SWIM POOL	45,000	08/01/2007
M6129	H/AC	0	07/01/2002
B9598	NEW CONSTR	240,809	04/01/2002
E9567	NEW CONSTR	2,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0458	11/19/2021	WD	Q	I	02	610,000
GRANTOR: COPELAND ALLISON DEXT						
GRANTEE: KEYS RILEY J JR & M						
2036/0905	3/29/2016	QC	U	I	11	127,000
GRANTOR: COPELAND ALLISON DEXT						
GRANTEE: COPELAND ALLISON DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 USP=[YR=2003] N10 W22 S10 FOP=[YR=2003] S5 E1 S2 E2 S1 E19 N8 W22$ E22$ S8 W19 N1 W2 N2 W1 N15 W16 S15 W6 S2 W1 S6 FGR=[YR=2003] W13 S18 E15 S9 W3 S19 E4 S2 E12 N2 E4 N19 W9 N9 W3 N18 W7$ E7 S18 E3 S9 E9 S2 E3 S2 E10 N2 E2 FOP=[YR=2003] S6 E12 N6 W12$ E12 N2 E4 S2 E12 N42$ PTR=N15 FUS=[YR=2003] N12 E6 N12 E6 N16 E23 S28 W11 S14 W3 S2 W10 N2 W3 N2 W8$ S15$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0911	SCRN RM A	0	0	42	22	924.00	SF	18.00	18.00	100	2007	2007	3	24	3,992	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 57,967

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	0	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							
2	000100	C	RES	0	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: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/09/2026 BY SYS