BLK 9 LOT 1
IN OR 2090/1291
SPRING LAKE EST #2 PBK 5/185

FISH WALTER & VERONICA A
55499 YELLOW JACKET DR
CALLAHAN, FL 32011

2026

46-2N-25-197B-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

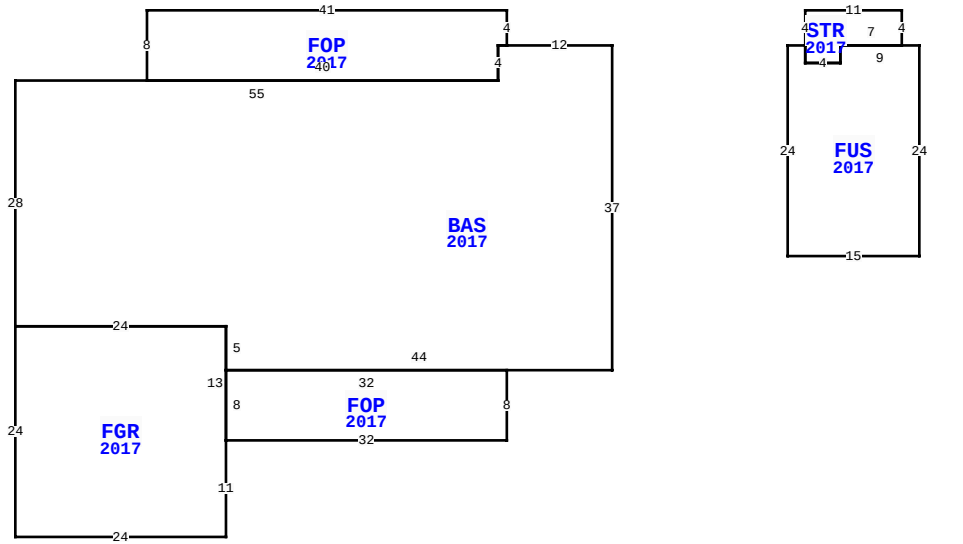
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,176	100	2017	2,176	292,968
FGR	576	55	2017	317	42,680
FOP	256	30	2017	77	10,367
FOP	324	30	2017	97	13,059
FUS	352	100	2017	352	47,392
STR	52	10	2017	5	673
TOTALS	3,736			3,024	407,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	103.0400	143.23	433,128	2017	2017	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2018 Heated Area: 2528 HX Base Yr 2018



55499 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		441,090
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		506,090
SOH/AGL Deduction		245,078
ASSESSED VALUE		261,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,601
TOTAL JUST VALUE		506,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004321	GARAGE	69,552	05/20/2020
17002862	CO ISSUED	0	12/29/2017
1702862	NEW CONSTR	325,803	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1291	12/21/2016	WD	Q	V	01	35,000
GRANTOR: CATRETT CHRISTOPHER T						
GRANTEE: FISH WALTER & VERNI						
2029/0564	2/18/2016	QC	U	V	11	100
GRANTOR: CATRETT COLEEM M						
GRANTEE: CATRETT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] N4 W41 S8 E40 N4 E1$ W1 S4 W55 S28 FGR=[YR=2017] S24 E24 N11 FOP=[YR=2017] E32 N8 W32 S8$ N13 W24$ E24 S5 E44 N37$ PTR=E20 FUS=[YR=2017] E2 STR=[YR=2017] N4 E11 S4 W7 S2 W4 N2$ S2 E4N2 E9 S24 W15 N24$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

BLK 9 LOT 1
IN OR 2090/1291
SPRING LAKE EST #2 PBK 5/185

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

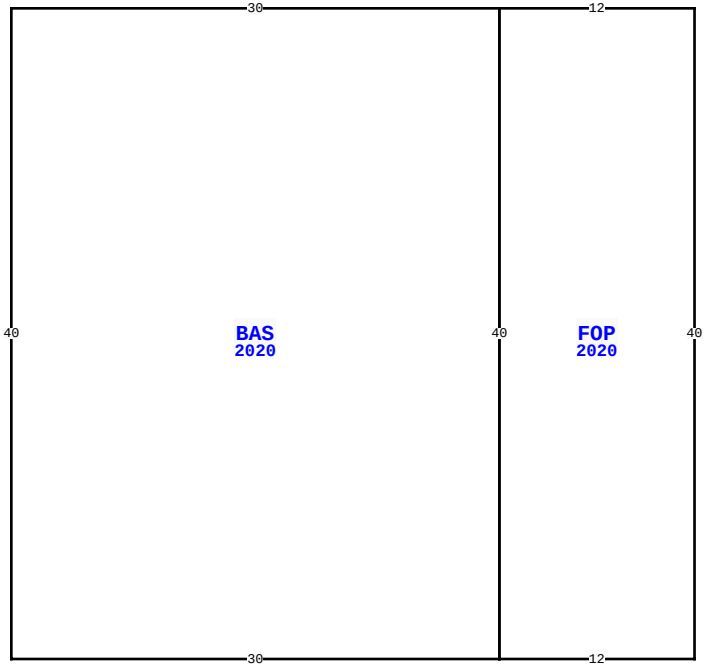
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	30,313
FOP	480	30	2020	144	3,638
TOTALS	1,680			1,344	33,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,344	68.1720	26.59	35,737	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2018 Heated Area: 1200 HX Base Yr 2018



55499 YELLOW JACKET DR, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTEE: FISH WALTER & VERNI						
2029/0564	2/18/2016	QC	U	V	11	100
GRANTOR: CATRETT COLEEM M						
GRANTEE: CATRETT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-10,0] W30 S40 E30 N40 $
FOP=[YR=2020;ORIG=2,0] W12 S40 E12 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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