BLOCK 11 LOT 2
IN OR 2234/1918
SPRING LAKE ESTATES #3 PB5/198

BELANGER DAVID A & TORI S
55440 YELLOW JACKET DR
CALLAHAN, FL 32011

2026

46-2N-25-197C-0011-0020

BUILDING CHARACTERISTICS

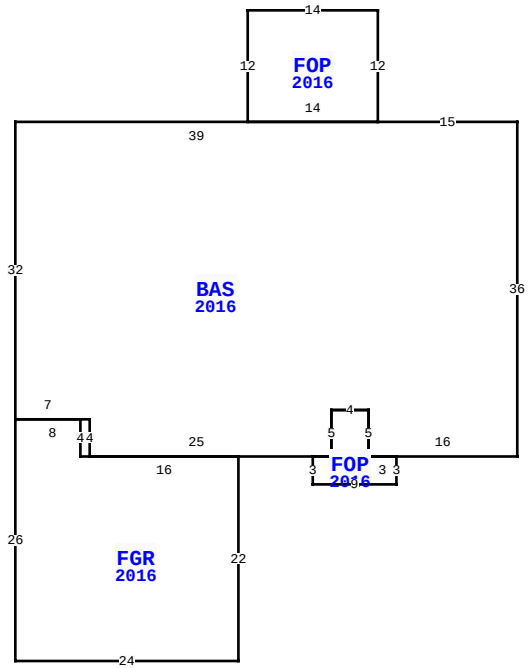
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,896	100	2016	1,896	282,017
FGR	560	55	2016	308	45,813
FOP	47	30	2016	14	2,082
FOP	168	30	2016	50	7,438
TOTALS	2,671			2,268	337,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,268	114.7580	159.51	361,769	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2019 Heated Area: 1896 HX Base Yr 2019



55440 YELLOW JACKET DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		355,520
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		420,520
SOH/AGL Deduction		139,498
ASSESSED VALUE		281,022
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,611
TOTAL JUST VALUE		420,520
NCON VALUE		18,170
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007201	6500 24*25	39,720	07/01/2025
B1530569	CO ISSUED	0	07/13/2016
B1530569	NEW CONSTR	234,033	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/1918	11/01/2018	WD	Q	I	02	305,000
GRANTOR: JACKSON CURT & SHAKIL						
GRANTEE: BELANGER DAVID A &						
2065/1797	8/05/2016	WD	Q	I	01	254,200
GRANTOR: S E CONSTRUCTION LLC						
GRANTEE: JACKSON CURT & SHAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N12 W14 S12 E14$ W39 S32
FGR=[YR=2016] S26 E24 N22 W16 N4 W8$ E7 S4 E25 FOP=[YR=2016]
S3 E9 N3 W3 N5 W4 S5 W2$ E2 N5 E4 S5 E16 N36$.

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 09/17/2025 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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
Quality	06	Quality Level 06

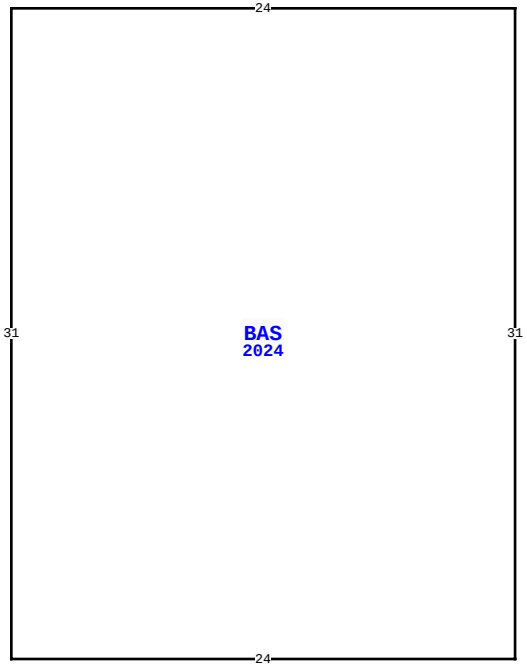
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	2024	744	18,170
TOTALS	744			744	18,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	744	63.2500	24.67	18,354	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 744 HX Base Yr 2019



55440 YELLOW JACKET DR, CALLAHAN

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2065/1797	8/05/2016	WD	Q	I	01	254,200
GRANTOR: S E CONSTRUCTION LLC						
GRANTEE: JACKSON CURT & SHAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S31 W24 N31 $
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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 09/17/2025 BY TW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS