BLOCK 11 LOT 17
SPRING LAKE ESTATES #3 PB5/198

FRIEDMAN SHAWN C/FRIEDMAN BARBARA A
55056 YELLOW JACKET DR
CALLAHAN, FL 32011

2026

46-2N-25-197C-0011-0170

BUILDING CHARACTERISTICS

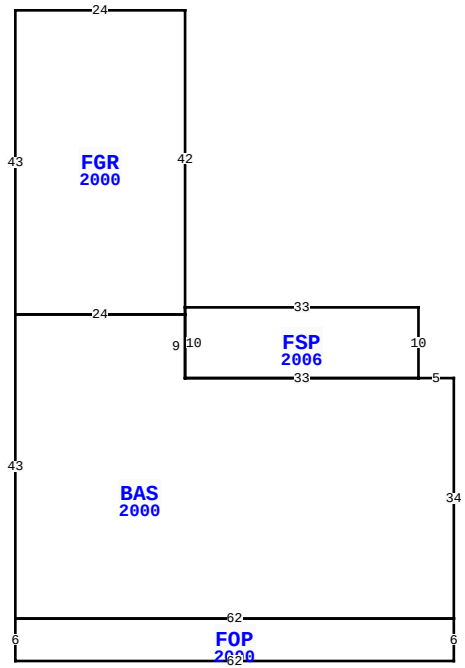
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 30
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,324	100	2000	2,324	255,570
FGR	1,032	55	2000	568	62,463
FOP	372	30	2000	112	12,316
FSP	330	40	2006	132	14,516
TOTALS	4,058			3,136	344,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	3,136	101.7520	141.44	443,556	2000	2000	0	0	10	12.25	77.75

1 SNGL FAM 100% - 2026 Heated Area: 2324 HX Base Yr 2026



55056 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		351,970
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		419,805
SOH/AGL Deduction		38,664
ASSESSED VALUE		381,141
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		329,730
TOTAL JUST VALUE		419,805
NCON VALUE		21,785
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008425	REPAIR/RRF	68,749	06/01/2022
B007077	NEW CONSTR	131,742	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2819/610	9/26/2025	WD	Q	I	01	450,000
GRANTOR: GREEN LOREN THORN						
GRANTEE: FRIEDMAN SHAWN C						
2800/1273	7/11/2025	WD	U	I	37	345,800
GRANTOR: SZOSTEK MATTHEW						
GRANTEE: GREEN LOREN THORN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W5 FSP=[YR=2006] N10 W33 FGR=[YR=2000] N42 W24 S43 E24 N1 $ S10 E33 $ W33 N9 W24 S43 FOP=[YR=2000] S6 E62 N6 W62 $ E62 N34 $.

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	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000134	C	RES POND	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY KWA 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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ELEMENT	CD	CONSTRUCTION
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

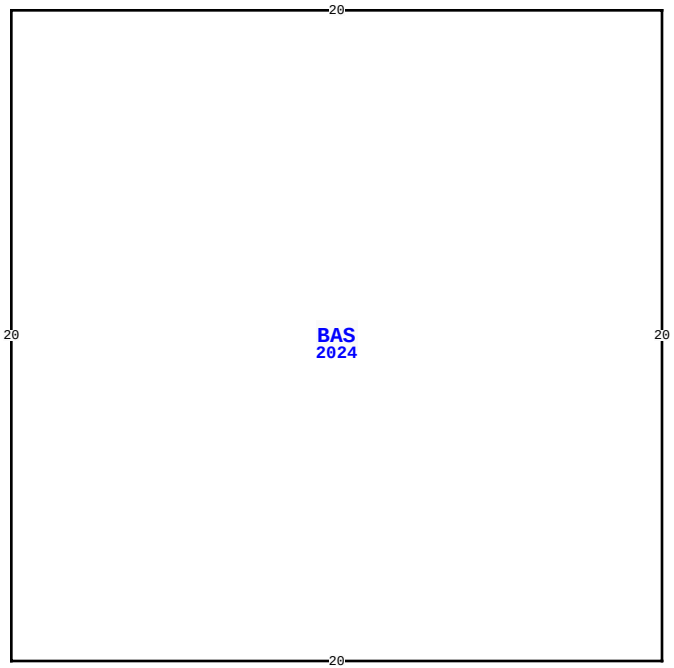
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2024	400	7,105
TOTALS	400			400	7,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	63.2500	24.67	9,868	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 2026 Heated Area: 400 HX Base Yr 2026



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NASSAU COUNTY PROPERTY

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2800/1273	7/11/2025	WD	U	I	37	345,800
GRANTOR: SZOSTEK MATTHEW						
GRANTEE: GREEN LOREN THORN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S20 W20 N20 $
.

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS