

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT		CD		20		FACE BRICK 100		03		0900		01		2,357		108.1920		150.39		354,469		2025		2025		0		0		0.00		100.00																	
Exterior Wall		03		20		FACE BRICK 100		03		1		SNGL FAM		100%		- 2026		Heated Area: 1999		HX Base Yr																													
Roof Structur		03		20		FACE BRICK 100		03																																									
Roof Cover		03		20		FACE BRICK 100		03																																									
Interior Wall		05		20		FACE BRICK 100		03																																									
Interior Floo		13		20		FACE BRICK 100		03																																									
Interior Floo		14		20		FACE BRICK 100		03																																									
Air Condition		03		20		FACE BRICK 100		03																																									
Heating Type		04		20		FACE BRICK 100		03																																									
Bedrooms				4		100																																											
Bathrooms				2		100																																											
Frame		02		20		FACE BRICK 100		03																																									
Stories				1.		1. 100																																											
Units						0 100																																											
Quality		03		20		FACE BRICK 100		03																																									
DOR CODE		0100		20		FACE BRICK 100		03																																									
MAP NUM																																																	
NEIGHBORHOOD/LOC		8010.00		20		FACE BRICK 100		03																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		1,999		100		2026		1,999		300,630																																							
FGR		484		55		2026		266		40,004																																							
FOP		145		30		2026		44		6,617																																							
FOP		160		30		2026		48		7,219																																							
TOTALS		2,788						2,357		354,469																																							
EXTRA FEATURES										55063 YELLOW JACKET DR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										05/05/2026 MLU									
L N		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																			