BLK 179 LOT 18
IN OR 1717/93 (EX PT IN R/W)
TOWN OF HILLIARD WEST S/D OF

BELL JOHN S/BELL JUSTIN W
44001 BELL LANE
CALLAHAN, FL 32011

2023

08-3N-24-2380-0179-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	850
TOTAL MARKET VALUE	850
SOH/AGL Deduction	0
ASSESSED VALUE	850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	850
TOTAL JUST VALUE	850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9302023	ADDITION	500	02/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1717/0093	11/15/2010	WD	U	V	39	15,000
GRANTOR: FAWCETT ELIZABETH MAY						
GRANTEE: BELL JOHN S & JUSTI						
0768/0606	8/14/1996	QC	U	V	01	100
GRANTOR: FAWCETT ERIC WAINE						
GRANTEE: FAWCETT EARL D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0006	R2	25.00	125.00	25.00	FF		1.00	1.00	1.00	34.00	34.00	850							

REVIEW DATE 01/05/2018 BY TWX Total Acres: 0.00 Total Land Value: 850 Market: 0 Agricultural: 0 Common: 850 PRINTED 08/02/2023 BY SYS