IN OR 33 PG 259
(CEMETERY)

BELL GEO W FAMILY OF
C/O RONALD & DONALD BELL, 36184 BALLAD LN
HILLIARD, FL 32046

2023

25-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

CHEVY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		1,176
TOTAL LAND VALUE - MARKET		7,800
TOTAL MARKET VALUE		8,976
SOH/AGL Deduction		4,783
ASSESSED VALUE		4,193
TOTAL EXEMPTION VALUE	15	4,193
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
1	0422	CL FNC 4'	0	0	0	0	352.00	LF	15.00	15.00	100	1982	1982	3	20	1,056	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1982	1982	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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	007610	C	CEMETERY	0		RS-1	0.00	0.00	0.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	7,800							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 0.26 Total Land Value: 7,800 Market: 0 Agricultural: 0 Common: 7,800 PRINTED 08/02/2023 BY SYS