IN OR 404 PG 801
ESMT IN OR 415/214
CASE #99-414-CA

HILLA LORRIE ANN MARIE
44251 BELLAMY LANE
CALLAHAN, FL 32011

2023

31-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

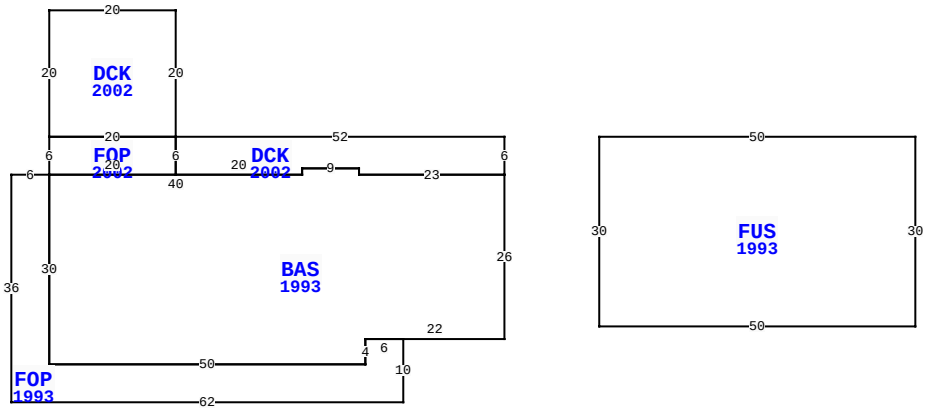
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100	2,081	178,858
DCK	303	10	30	2,579
DCK	400	10	40	3,438
FOP	576	30	173	14,869
FOP	120	30	36	3,094
FUS	1,500	100	1,500	128,922
TOTALS	4,980		3,860	331,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,860	83.9160	99.65	384,649	1990	1994	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 0 Heated Area: 3581 HX Base Yr



44251 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,760
TOTAL MARKET OB/XF VALUE		4,585
TOTAL LAND VALUE - MARKET		245,000
TOTAL MARKET VALUE		377,505
SOH/AGL Deduction		191,802
ASSESSED VALUE		185,703
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,703
TOTAL JUST VALUE		581,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3525	NEW CONSTR	71,417	07/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0337/0112	5/01/1981	WD	Q	V		20,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2002] W52 DCK=[YR=2002] N20 W20 S20 FOP=[YR=2002] S6 FOP=[YR=1993] W6 S36 E62 N10 W6 S4 W50 N30 $ BAS=[YR=1993] S30 E50 N4 E22 N26 W23 N1 W9 S1 W40 $ E20 N6 W20 $ E20 $ S6 E20 N1 E9 S1 E23 N6 $ PTR= E15 FUS=[YR=1993] E50 S30 W50 N30 $ W15 $.

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	1990	1990	3	70	2,450	
3	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1980	1980	3	20	1,792	
4	0350	CARPORT WD	0	100	12	11	132.00	SF	13.00	13.00	100	1975	1975	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 4,585

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	440.00	440.00	6,160							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	210,000							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 15.00 Total Land Value: 41,160 Market: 210,000 Agricultural: 6,160 Common: 35,000 PRINTED 08/02/2023 BY SYS