E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 2624/222
(EX ESMT OR 1749/1398)

BELL DANIEL E L/E/
44268 BELL LANE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

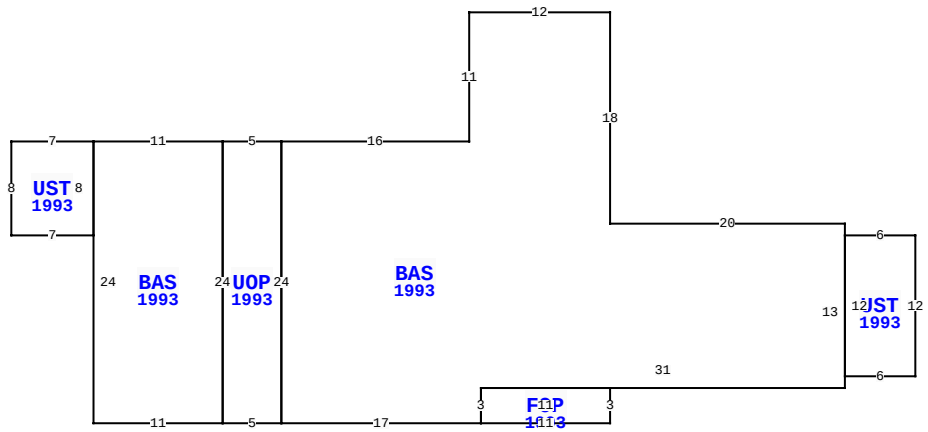
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	264	100	264	15,951
BAS	1,051	100	1,051	63,503
FOP	33	30	10	604
UOP	120	20	24	1,450
UST	56	45	25	1,510
UST	72	45	32	1,933
TOTALS	1,596		1,406	84,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	85.2800	76.97	108,220	1954	1965	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 0 Heated Area: 1315 HX Base Yr



44268 BELL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,953
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		301,000
TOTAL MARKET VALUE		136,378
SOH/AGL Deduction		76,249
ASSESSED VALUE		60,129
TOTAL EXEMPTION VALUE	HX HB	27,104
BASE TAXABLE VALUE		33,025
TOTAL JUST VALUE		394,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/222	3/06/2023	LE	U	I	11	100
GRANTOR:						
GRANTEE:						
0282/0113	12/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] N1 W20 N18 W12 S11 W16
UOP=[YR=1993] W5 BAS=[YR=1993] W11 UST=[YR=1993] W7 S8 E7 N8$
S24 E11N24$ S24 E5 N24$ S24 E17 FOP=[YR=1993] E11 N3 W11 S3$
N3 E31 N13$ S12 E6 N12 $.

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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1970	1970	3	20	8,400	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	550.00	550.00	4,950							
4	006000	A	PAST1/HAY	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 20.00 Total Land Value: 43,025 Market: 266,000 Agricultural: 8,025 Common: 35,000 PRINTED 08/02/2023 BY SYS