

PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E PAR 10-3
PT OR 1749/1405,

MUSGROVE JANIE BELL & RICHARD B SR
44247 BELL LANE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

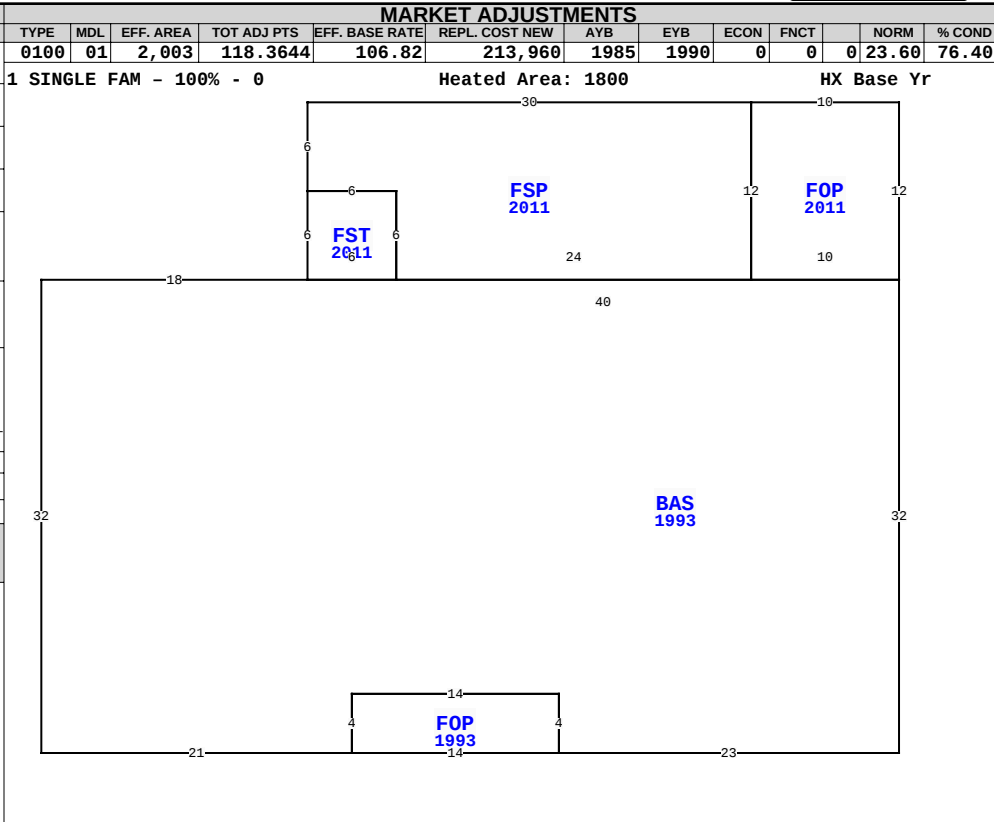
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	146,899
FOP	56	30	17	1,387
FOP	120	30	36	2,938
FSP	324	40	130	10,610
FST	36	55	20	1,632

TOTALS	2,336		2,003	163,465
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	
3	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	
4	0350	CARPORT WD	0 100	20	40	800.00	SF	10.40	
5	0510	GARAGE WD-	0 100	12	28	336.00	SF	35.00	
6	0810	CONCRETE A	0 100	0	0	913.00	SF	6.50	
7	9000	CONTANR 20	0 100	0	0	1.00	UT	1,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	5.67
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.67

REVIEW DATE	05/04/2020	BY	KBA
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44247 BELL LN, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	15.00	100	1985	1985	3	20	1,800	
3	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	29	870	
4	0350	CARPORT WD	0 100	20	40	800.00	SF	10.40	10.40	100	1999	1999	3	20	1,664	
5	0510	GARAGE WD-	0 100	12	28	336.00	SF	35.00	35.00	100	2005	2005	3	44	5,174	
6	0810	CONCRETE A	0 100	0	0	913.00	SF	6.50	6.50	100	2005	2005	3	87	5,163	
7	9000	CONTANR 20	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	1,000	

TOTAL OB/XF										17,771						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	006000	A	PAST1/HAY	0			0.00	0.00	5.67	AC		1.00	1.00	1.00	440.00	440.00
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.67	AC		1.00	1.00	1.00	16,000.00	16,000.00

Total Acres:	6.67	Total Land Value:	37,495	Market:	90,720	Agricultural:	2,495	Common:	35,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				163,465	
TOTAL MARKET OB/XF VALUE				17,771	
TOTAL LAND VALUE - MARKET				125,720	
TOTAL MARKET VALUE				218,731	
SOH/AGL Deduction				137,258	
ASSESSED VALUE				81,473	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				31,473	
TOTAL JUST VALUE				306,956	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				180,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1749/1405	7/31/2011	QC	U	I	11
GRANTOR: BELL J Q & GRACE B					SALE PRICE
GRANTEE: MUSGROVE JANIE BELL					100
0306/0047	12/01/1979	FS	U	V	
GRANTOR:					100
GRANTEE:					

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2011] W10 FSP=[YR=2011] W30 S6 FST=[YR=2011] S6									
BAS=[YR=1993] W18 S32 E21 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14									
S4 E23 N32 W40\$ E6 N6 W6\$ E6 S6 E24 N12\$ S12 E10 N12\$.									