PT NW1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 1749/1408
ESMT PT OR 1749/1398

MUSGROVE JOSHUA & KRISTEN J
44223 BELL LANE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

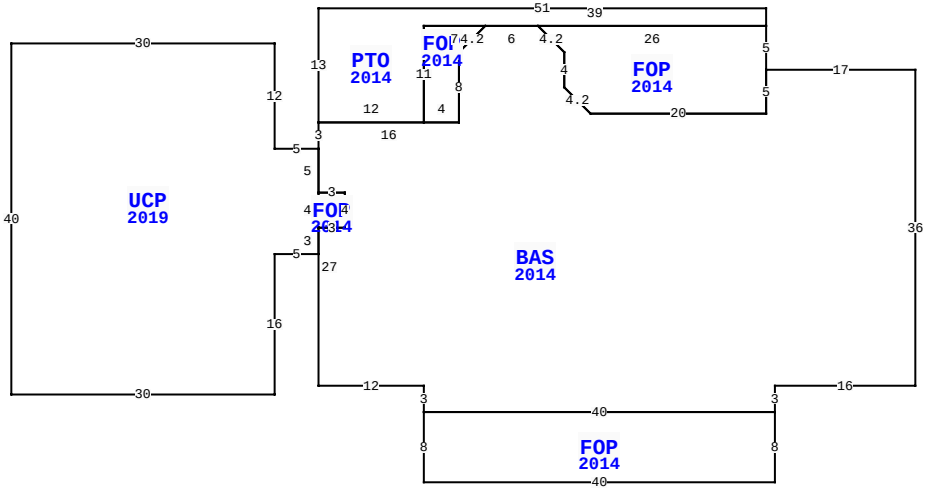
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2,413	266,688
FOP	12	30	4	442
FOP	49	30	15	1,658
FOP	230	30	69	7,626
FOP	320	30	96	10,610
PTO	234	5	12	1,326
UCP	1,272	20	254	28,073
TOTALS	4,530		2,863	316,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	96.4440	114.53	327,899	2014	2014	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2015 Heated Area: 2413 HX Base Yr 2015



44223 BELL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		316,423
TOTAL MARKET OB/XF VALUE		6,471
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		392,894
SOH/AGL Deduction		176,815
ASSESSED VALUE		216,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,079
TOTAL JUST VALUE		392,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428345	CO ISSUED	0	07/18/2014
B1428345	NEW CONSTR	280,727	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/1408	7/31/2011	QC	U	V	11	100

GRANTOR: MUSGROVE JANIE BELL &
GRANTEE: MUSGROVE JOSHUA & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N5 PTO=[YR=2014] N2 W51 S13 E12 FOP=[YR=2014] E4 N8 U3 R3 W7 S11$ N11 E39$ W26 D3 R3 S4 D3 R3 E20 N5$ S5 W20 U3 L3 N4 U3 L3 W6 D3 L3 S8 W16 S3 UCP=[YR=2019] W5 N12 W30 S40 E30 N16 E5 N3 FOP=[YR=2014] N4 E3 S4 W3$ E3 N4 W3 N5$ S27 E12 S3 FOP=[YR=2014] S8 E40 N8 W40$ E40 N3 E16 N36$.

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	0811	CONCRETE B	0	100	0	0	1,310.00	SF	5.20	5.20	100	2014	2014	3	95	6,471	

LAND DESCRIPTION

TOTAL OB/XF 6,471

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 10/15/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS