

LOTS 13 THRU 17
PT OR 2320/1564
BEING PT OF PARCEL 1

BELL JOHN S
44001 BELL LANE
CALLAHAN, FL 32011

2024

02-3N-23-2020-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 400,000 TOTAL MARKET VALUE 27,750 SOH/AGL Deduction 0 ASSESSED VALUE 27,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,750 TOTAL JUST VALUE 400,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 400,000																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2320/1564</td> <td>8/13/2019</td> <td>LE U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BELL GRACE GRANTEE: BELL JOHN S										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2320/1564	8/13/2019	LE U	V	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2320/1564	8/13/2019	LE U	V	V	11	100																																					
TOTALS EXTRA FEATURES										CORNERSTONE RD, HILLIARD BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/19/2023 MLU																							
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	555.00	555.00	27,750																										
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	50.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	400,000																										
REVIEW DATE 05/19/2023 BY MLU Total Acres: 50.00 Total Land Value: 27,750 Market: 400,000 Agricultural: 27,750 Common: 0 PRINTED 08/06/2024 BY SYS																																											