PT OF SW1/4 OF SW1/4 LOT 1
L/E OR 1082/94

BELL BRENDA R &/BELL JOHN S
44001 BELL LN
CALLAHAN, FL 32011

2024

03-2N-23-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

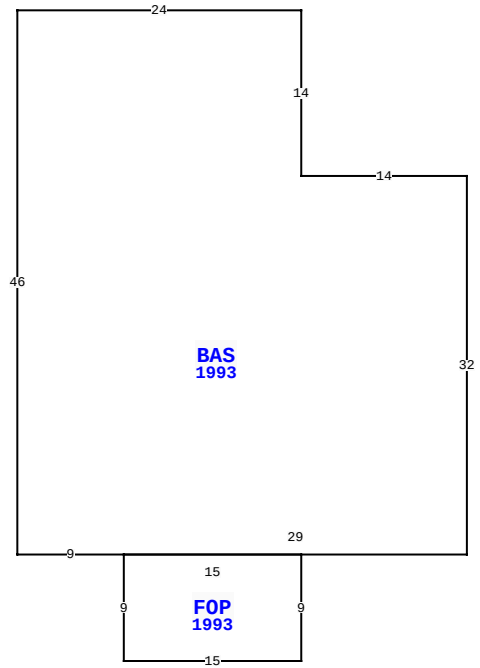
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	123,031
FOP	135	30	40	3,171
TOTALS	1,687		1,592	126,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	110.1600	104.65	166,603	1955	1955	0	0	0	24.25	75.75

1 SINGLE FAM – 0% - 2024 Heated Area: 1552 HX Base Yr



23241 OUTPOST LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	126,202
TOTAL MARKET OB/XF VALUE	3,130
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	204,332
SOH/AGL Deduction	0
ASSESSED VALUE	204,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,332
TOTAL JUST VALUE	204,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/0094	9/20/2002	WD	U	I	07	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: BELL BRENDA R & JOH						
1025/1822	12/19/2001	WD	U	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: BELL BRENDA R & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N14 W24 S46 E9 FOP=[YR=1993] S9 E15 N9 W15$ E29 N32 $.

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	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	1990	1990	3	20	1,498	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1975	1975	3	20	864	
3	0752	USP	0	0	32	8	256.00	SF	15.00	15.00	100	1980	1980	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 3,130

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	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 06/03/2024 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS