LOTS 13 & 14 (EX E 660FT) &
LOT 15 (EX OR 250/203 &
E 330 FT) & LOT 16(EX 250/203)

BELL JOHN S
44001 BELL LANE
CALLAHAN, FL 32011

**2024**

**04-3N-24-2020-0013-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

RUBY DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/08/2023 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 171,500 |
| TOTAL MARKET VALUE | 7,135 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 7,135 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,135 |
| TOTAL JUST VALUE | 171,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 171,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2320/1564 | 8/13/2019 | LE | U | V | 11 | 100 |

GRANTOR: BELL GRACE

GRANTEE: BELL JOHN S

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 005601 | A | TIMB2-3 SI | 0 | | A-1 | 0.00 | 0.00 | 15.50 | AC | | 1.00 | 1.00 | 1.00 | 350.00 | 350.00 | 5,425 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | A-1 | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,710 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 24.50 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 171,500 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 24.50 Total Land Value: 7,135 Market: 171,500 Agricultural: 7,135 Common: 0 PRINTED 08/06/2024 BY SYS