N1/2 OF LOT 12
IN OR 1433/1230
ESMT OR 1726/281

BELL SENIE D
35041 DUCK POND CT
CALLAHAN, FL 32011

2024

05-3N-24-2020-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

271315 GEORGIA ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/14/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,240
TOTAL LAND VALUE - MARKET	95,950
TOTAL MARKET VALUE	102,190
SOH/AGL Deduction	37,046
ASSESSED VALUE	65,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,144
TOTAL JUST VALUE	102,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/1230	8/01/2006	WD	U	V	01	100

GRANTOR: BELL DANIEL E & SENIE
GRANTEE: BELL SENIE D

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
1	0351	CARPORT MT	0	0	40	20	800.00	SF	10.00	10.00	100	2017	2017	3	78	6,240	

LAND DESCRIPTION

TOTAL OB/XF 6,240

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	A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,950							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 5.05 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 08/06/2024 BY SYS