

PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E PAR 10-3
PT OR 1749/1405,

MUSGROVE JANIE BELL & RICHARD B SR
44247 BELL LANE
CALLAHAN, FL 32011

2024

33-2N-25-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

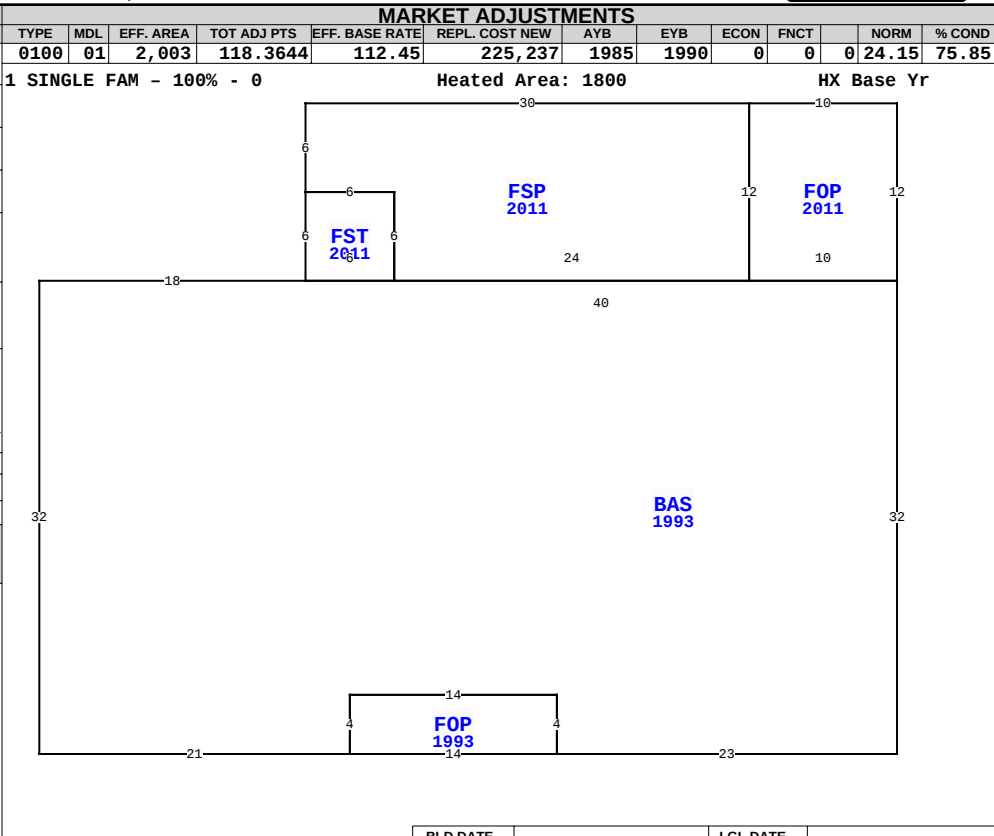
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	153,528
FOP	56	30	17	1,450
FOP	120	30	36	3,070
FSP	324	40	130	11,089
FST	36	55	20	1,706

TOTALS	2,336		2,003	170,842
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0 100	20	30	600.00	SF	15.00	15.00	
3	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	
4	0350	CARPORT WD	0 100	20	40	800.00	SF	10.40	10.40	
5	0510	GARAGE WD-	0 100	12	28	336.00	SF	35.00	35.00	
6	0810	CONCRETE A	0 100	0	0	913.00	SF	6.50	6.50	
7	9000	CONTANR 20	0 100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.67	AC
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.67	AC

REVIEW DATE	05/04/2020	BY	KBA
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44247 BELL LN, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF										
17,142										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.67	AC
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.67	AC

Total Acres: 6.67	Total Land Value: 37,098	Market: 90,720	Agricultural: 2,098	Common: 35,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		170,842	
TOTAL MARKET OB/XF VALUE		17,142	
TOTAL LAND VALUE - MARKET		125,720	
TOTAL MARKET VALUE		225,082	
SOH/AGL Deduction		141,637	
ASSESSED VALUE		83,445	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		33,445	
TOTAL JUST VALUE		313,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1749/1405	7/31/2011	QC	U	I	11
GRANTOR: BELL J Q & GRACE B					SALE PRICE
GRANTEE: MUSGROVE JANIE BELL					100
0306/0047	12/01/1979	FS	U	V	
GRANTOR:					100
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
FOP=[YR=2011] W10 FSP=[YR=2011] W30 S6 FST=[YR=2011] S6					
BAS=[YR=1993] W18 S32 E21 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14					
S4 E23 N32 W40\$ E6 N6 W6\$ E6 S6 E24 N12\$ S12 E10 N12\$.					