

PT OF SEC 33-2N-25E
IN OR 2114/1517
ESMT IN OR 2364-1617

BELL DANIEL WAYNE & LORRIE M
44507 HALIE LANE
CALLAHAN, FL 32011

2024

33-2N-25-0000-0015-0280



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	PAGE 1 of 2 6											
Exterior Wall	01	MINIMUM 100	8600	01	2,688	34.2000	8.21	22,068	2000	2019	0	0	0	7.00	93.00	VALUATION BY STANDARD										
Roof Structur	02	SHED 100	2 BARNs - 100% - 1997													Heated Area: 2688										
Roof Cover	01	MINIMUM 100														HX Base Yr 1997										
Interior Wall	01	MINIMUM 100	42 64 BAS 2021 64 42																							
Interior Floo	03	CONC FINSH 100																								
Air Condition	01	NONE 100																								
Heating Type	01	NONE 100																								
Bedrooms		0 100																								
Bathrooms		0 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units		0 100																								
Occupancy	00	NONE 100																								
Quality			02	Quality Level 02																						
DOR CODE			5000IMPROVED AG																							
MAP NUM															08											
NEIGHBORHOOD/LOC			8001.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	2,688	100	2,688	20,523																						
TOTALS			2,688	2,688	20,523																					
EXTRA FEATURES			44507 HALIE LN, CALLAHAN																							
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									
1	0810	CONCRETE A	0	100	0	0	601.00	SF	6.50	6.50	100	2017	2017	3	97	3,789										
2	1127	BRICK 8"	0	100	0	0	250.00	SF	11.00	11.00	100	2017	2017	3	99	2,723										
LAND DESCRIPTION			TOTAL OB/XF 6,512																							
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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000									
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370									
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000									
REVIEW DATE 10/14/2021 BY KB Total Acres: 3.00 Total Land Value: 70,370 Market: 18,000 Agricultural: 370 Common: 70,000 PRINTED 08/06/2024 BY SYS																										

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