PT OR 1028/1690
EX OR 99/94

BELL RONALD WAYNE/BELL DONALD GARY
45219 MICKLER ST
CALLAHAN, FL 32011

2024

51-2N-25-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

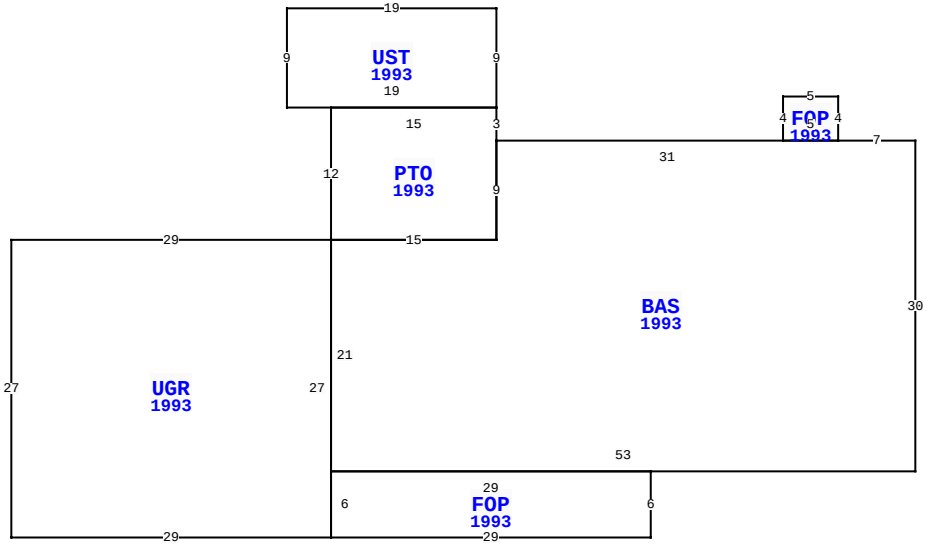
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,455	100	1,455	77,967
FOP	20	30	6	321
FOP	174	30	52	2,786
PTO	180	5	9	482
UGR	783	45	352	18,862
UST	171	45	77	4,126
TOTALS	2,783		1,951	104,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,951	89.1800	84.72	165,289	1950	1950	0	0	0	36.75	63.25

1 SINGLE FAM – 0% - 0 Heated Area: 1455 HX Base Yr



542738 US HWY 1, CALLAHAN

BLD DATE	10/30/2020 KK	LGL DATE	
XF DATE	10/30/2020 KK	LAND DATE	10/30/2020 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,645
TOTAL MARKET OB/XF VALUE	6,352
TOTAL LAND VALUE - MARKET	326,068
TOTAL MARKET VALUE	437,065
SOH/AGL Deduction	94,221
ASSESSED VALUE	342,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,844
TOTAL JUST VALUE	437,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z980971	OTHER	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/1690	1/04/2002	WD	U	I	09	100
GRANTOR: BELL LOUISE B						
GRANTEE: BELL RONALD & DONAL						
0373/0159	11/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=1993] N4 W5 S4 E5 $ W31
PTO=[YR=1993] N3 UST=[YR=1993] N9 W19 S9 E19 $ W15 S12 E15 N9 $ S9 W15 UGR=[YR=1993] W29 S27 E29 FOP=[YR=1993] E29 N6 W29 S6 $ N27 $ S21 E53 N30 $.

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	0812	CONCRETE C	0	0	0	0	3,070.00	SF	4.00	4.00	100	1960	1960	3	20	2,456	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
3	0811	CONCRETE B	0	0	0	0	829.00	SF	5.20	5.20	100	1970	1970	3	21	905	
4	0479	VF PICKET	0	0	0	0	261.00	LF	10.00	10.00	100	2014	2014	3	87	2,271	

LAND DESCRIPTION

TOTAL OB/XF 6,352

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	001200	C	STORE COMB	0	0004	INTNS	395.00	752.00	265,280.00	SF		1.00	1.00	0.80	2.00	1.60	325,448							
2	009630	C	SWAMP	0		INTNS	0.00	0.00	1.24	AC		1.00	1.00	1.00	500.00	500.00	620							

REVIEW DATE 10/30/2020 BY KK Total Acres: 7.33 Total Land Value: 326,068 Market: 0 Agricultural: 0 Common: 326,068 PRINTED 08/06/2024 BY SYS

PT OR 1028/1690
EX OR 99/94

BELL RONALD WAYNE/BELL DONALD GARY
45219 MICKLER ST
CALLAHAN, FL 32011

2024

51-2N-25-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

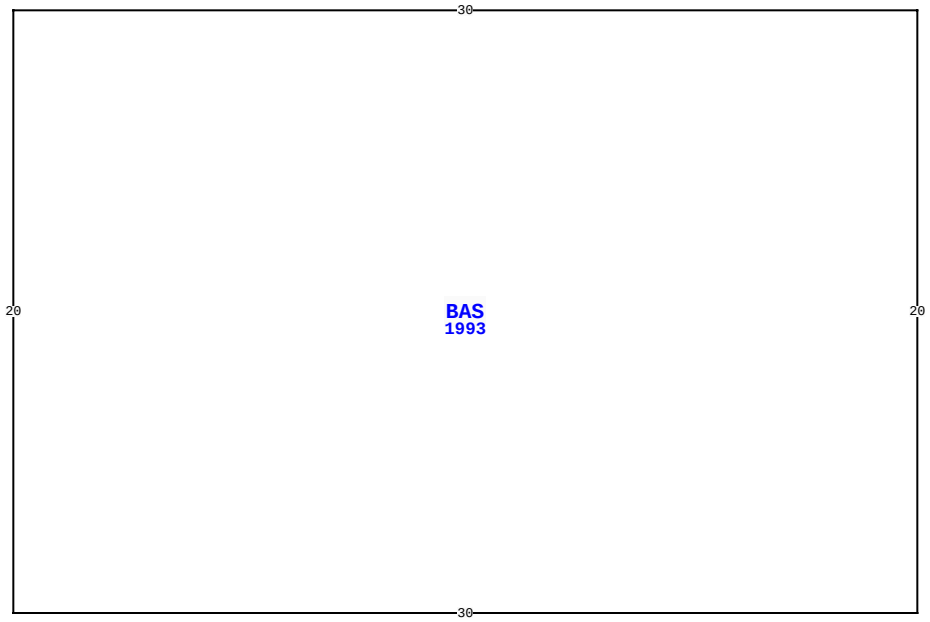
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	38,805
TOTALS	600		600	38,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	600	90.7725	129.35	77,610	1960	1960	0	0	0	50.00	50.00

4 RETAILSTOR – 0% - 0 Heated Area: 600 HX Base Yr



542738 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	10/30/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	104,645
TOTAL MARKET OB/XF VALUE	6,352
TOTAL LAND VALUE - MARKET	326,068
TOTAL MARKET VALUE	437,065
SOH/AGL Deduction	94,221
ASSESSED VALUE	342,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,844
TOTAL JUST VALUE	437,065
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/1690	1/04/2002	WD	U	I	09	100
GRANTOR: BELL LOUISE B						
GRANTEE: BELL RONALD & DONAL						
0373/0159	11/01/1982	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/30/2020 BY KK Total Acres: 7.33 Total Land Value: 326,068 Market: 0 Agricultural: 0 Common: 326,068 PRINTED 08/06/2024 BY SYS