LOTS 33 34 37 THRU 54 &
LOTS 56 THRU 64
PT OR 2320/1562 BEING

MUSGROVE JANIE B/MUSGROVE RICHARD B
44247 BELL LANE
CALLAHAN, FL 32011

2025

02-3N-23-2020-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

JUSTICE TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	870,000
TOTAL MARKET VALUE	148,230
SOH/AGL Deduction	0
ASSESSED VALUE	148,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,230
TOTAL JUST VALUE	870,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2785/716	4/21/2025	QC	U	V	11	100
GRANTOR: MUSGROVE JANIE B						
GRANTEE: MUSGROVE JANIE B						
2320/1562	8/13/2019	LE	U	V	11	100
GRANTOR: BELL GRACE						
GRANTEE: MUSGROVE JANIE B						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	278.00	AC		1.00	1.00	1.00	525.00	525.00	145,950							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	190.00	190.00	2,280							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	290.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	870,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 290.00 Total Land Value: 148,230 Market: 870,000 Agricultural: 148,230 Common: 0 PRINTED 07/30/2025 BY SYS