ALL OF LOTS 10 11 22 & 23 &
E 792 FT OF LOT 18 & E 920 FT
OF LOT 19 & E 660 FT OF LOT 20

BELL JOHN S
44001 BELL LANE
CALLAHAN, FL 32011

2025

04-3N-24-2020-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	346,500
TOTAL MARKET VALUE	24,605
SOH/AGL Deduction	0
ASSESSED VALUE	24,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,605
TOTAL JUST VALUE	346,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,000

KS 1/9/20 PARENT PARCELS COMBINED HERE PER HG 04

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2320/1564	8/13/2019	LE	U	V	11	100
GRANTOR: BELL GRACE						
GRANTEE: BELL JOHN S						
0360/0493	5/01/1982	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

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		A-1	0.00	0.00	32.20	AC		1.00	1.00	1.00	525.00	525.00	16,905							
2	005902	A	HARDWOOD SI	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	190.00	190.00	3,800							
3	005600	A	TIMBER 3 N S	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							
4	009910	M	MARKET VALUE	0		A-1	0.00	0.00	63.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	346,500							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 62.20 Total Land Value: 24,605 Market: 346,500 Agricultural: 24,605 Common: 0 PRINTED 07/30/2025 BY SYS