

PT OF N1/2 OF N1/2
IN OR 1949/1303 & OR 1949/1305
PARCELS 2 6-3 8-1 & 15-1

BELL CLINTON A & JO ANN
PO BOX 52
CALLAHAN, FL 32011

2025

19-2N-25-0000-0002-0000



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 1																	
																VALUATION BY										STANDARD									
																Tax Group: 6										Tax Dist:									
																BUILDING MARKET VALUE										0									
																TOTAL MARKET OB/XF VALUE										0									
																TOTAL LAND VALUE - MARKET										308,275									
																TOTAL MARKET VALUE										26,674									
																SOH/AGL Deduction										0									
																ASSESSED VALUE										26,674									
																TOTAL EXEMPTION VALUE										0									
																BASE TAXABLE VALUE										26,674									
																TOTAL JUST VALUE										308,275									
																NCON VALUE										0									
																INCOME VALUE																			
																PREVIOUS YEAR MKT VALUE										280,250									
DOR CODE						5500				TIMBERLAND 80-89																									
MAP NUM										MKT AREA				08																					
NEIGHBORHOOD/LOC						8001.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																									
TOTALS																																			
EXTRA FEATURES						HILL RD, CALLAHAN						BLD DATE						LGL DATE																	
												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
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					