IN OR 2576/1778

PITTS PHYLLIS A
44131 BELLAMY LANE
CALLAHAN, FL 32011

2025

31-2N-25-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

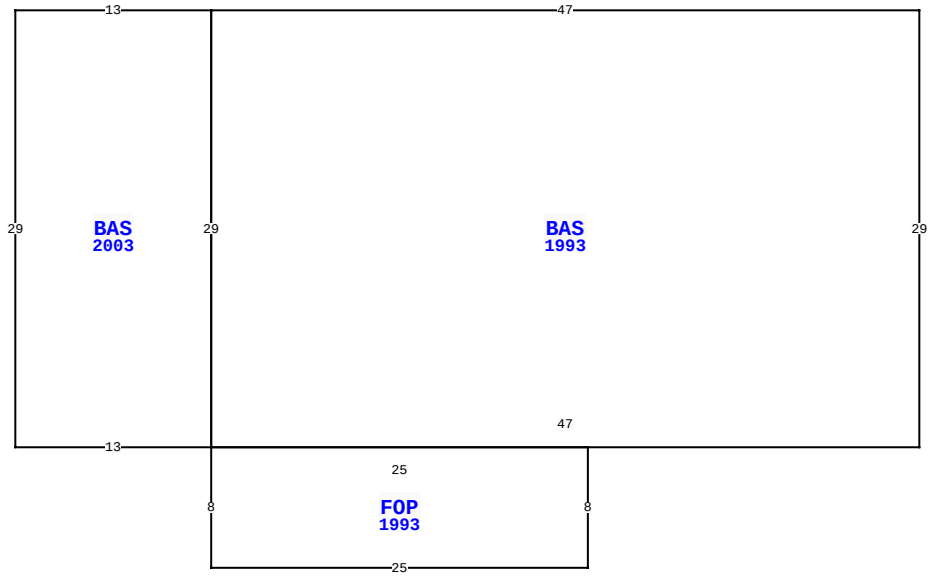
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1993	1,363	105,619
BAS	377	100	2003	377	29,214
FOP	200	30	1993	60	4,649
TOTALS	1,940			1,800	139,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	123.0000	123.00	221,400	1966	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1740 HX Base Yr



44131 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	160,443
TOTAL MARKET OB/XF VALUE	5,927
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	263,870
SOH/AGL Deduction	29,056
ASSESSED VALUE	234,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,814
TOTAL JUST VALUE	263,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7430	MH MOVE-ON	13,000	08/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1778	6/25/2022	QC	U	I	11	100
GRANTOR: SILCOX PHYLLIS A						
GRANTEE: PITTS PHYLLIA A						
1265/1926	10/15/2004	WD	Q	I	01	100
GRANTOR: LEWIS PHYLLIS A						
GRANTEE: SILCOX PHYLLIS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 BAS=[YR=2003] W13 S29 E13 N29 $ S29
FOP=[YR=1993] S8 E25 N8 W25 $ E47 N29$.

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	100	10	1,000.00	SF	4.00	4.00	100	1985	1985	3	44	1,760	
2	0812	CONCRETE C	0	0	28	18	504.00	SF	4.00	4.00	100	1985	1985	3	44	887	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	

LAND DESCRIPTION

TOTAL OB/XF 5,927

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	000100	C	RES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

IN OR 2576/1778

PITTS PHYLLIS A
44131 BELLAMY LANE
CALLAHAN, FL 32011

2025

31-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

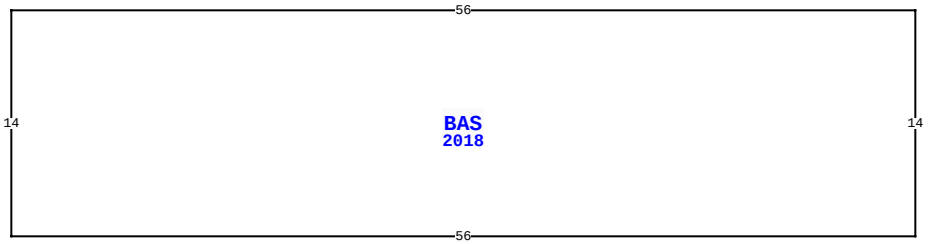
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2018	784	20,961
TOTALS	784			784	20,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	111.4000	89.12	69,870	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	160,443
TOTAL MARKET OB/XF VALUE	5,927
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	263,870
SOH/AGL Deduction	29,056
ASSESSED VALUE	234,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,814
TOTAL JUST VALUE	263,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1778	6/25/2022	QC	U	I	11	100
GRANTOR: SILCOX PHYLLIS A						
GRANTEE: PITTS PHYLLIA A						
1265/1926	10/15/2004	WD	Q	I	01	100
GRANTOR: LEWIS PHYLLIS A						
GRANTEE: SILCOX PHYLLIS A						

44131 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S14 E56 N14$.

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 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS