PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 1560/1822 (EX ST RD
R/W LTD ACCESS RGTS IN

CARROLL LATRELL W
PO BOX 987
CALLAHAN, FL 32011-0987

2025

31-2N-25-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

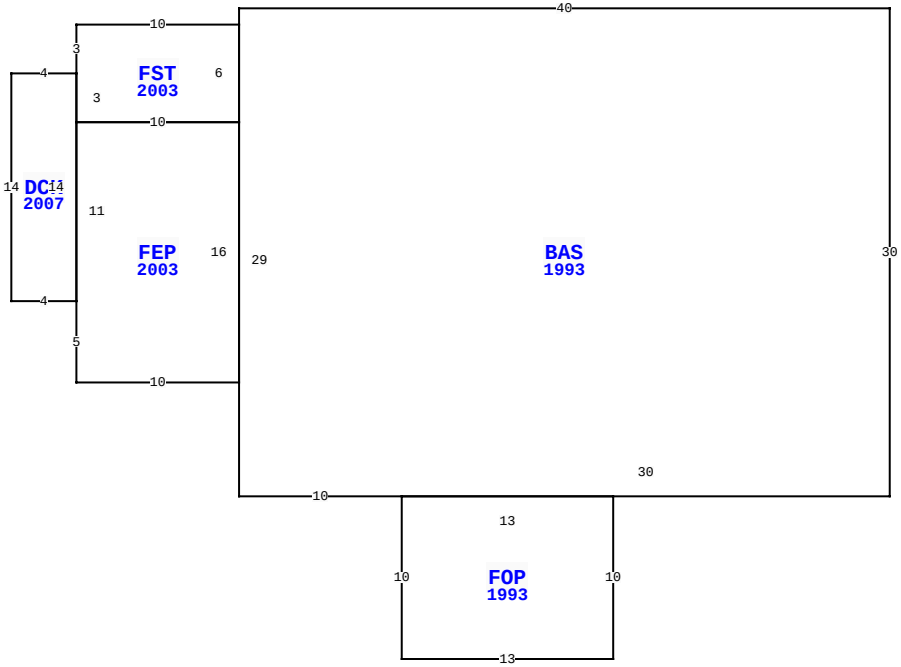
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,200	100	1993	1,200	116,819
DCK	56	10	2007	6	584
FEP	160	80	2003	128	12,460
FOP	130	30	1993	39	3,797
FST	60	55	2003	33	3,213
TOTALS	1,606			1,406	136,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,406	111.8700	111.87	157,289	1993	1998	0	0	0	12.98	87.02

2 SINGLE FAM – 100% - 0 Heated Area: 1200 HX Base Yr



44042 BELLAMY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		136,873
TOTAL MARKET OB/XF VALUE		20,868
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		202,741
SOH/AGL Deduction		106,646
ASSESSED VALUE		96,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,373
TOTAL JUST VALUE		202,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011437	REPAIR/RRF	5,000	10/30/2019
B25516	GARAGE	16,701	01/01/2012
93004	NEW CONSTR	2,100	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1822	4/14/2008	QC	Q	I	01	100
GRANTOR: CARROLL PAUL JOSEPH						
GRANTEE: CARROLL LATRELL W						
0932/1901	5/19/2000	QC	Q	I	01	15,300
GRANTOR: CARROLL LATRELL W						
GRANTEE: CARROL LATRELL & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S1 FST=[YR=2003] W10 S3 DCK=[YR=2007] W4 S14 E4 FEP=[YR=2003] S5 E10 N16 W10 S11$ N14$ S3 E10 N6$ S29 E10 FOP=[YR=1993] S10 E13 N10 W13$ E30 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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	
2	0351	CARPORT MT	0	100	20	19	380.00	SF	8.50	8.50	100	2005	2005	3	22	711	
3	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	2005	2005	3	84	546	
4	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2012	2012	3	64	19,354	

LAND DESCRIPTION

TOTAL OB/XF 20,868

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/03/2020 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS