PT OF N1/2 OF NW1/4
OF SEC 33-2N-25E
IN OR 2655/1099

SEELEY KRISTI & CHAD
44201 BELL LN
CALLAHAN, FL 32011

2025

33-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

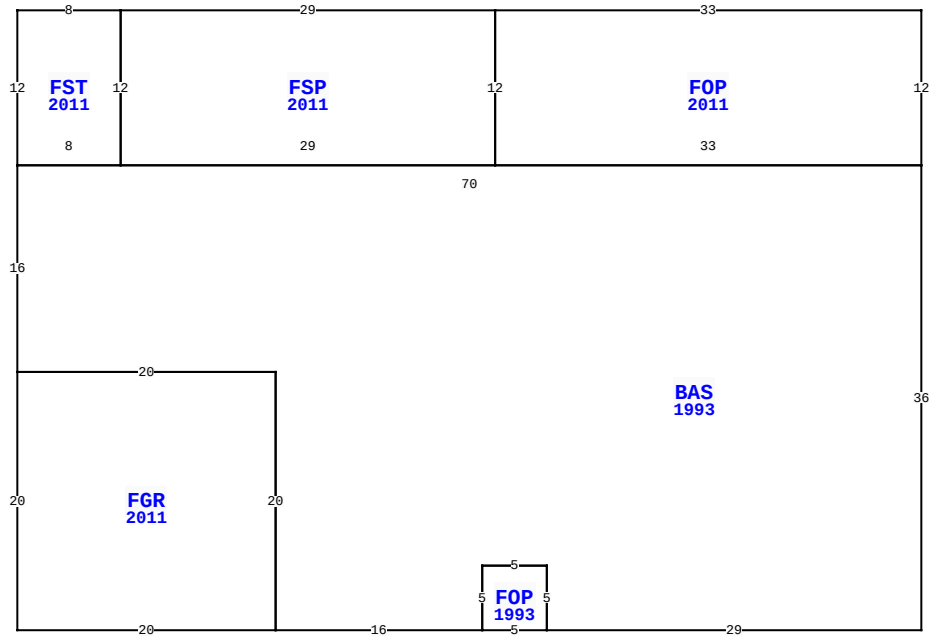
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	2,095	100	1993	2,095	174,650
FGR	400	55	2011	220	18,340
FOP	25	30	1993	8	667
FOP	396	30	2011	119	9,920
FSP	348	40	2011	139	11,588
FST	96	55	2011	53	4,418
TOTALS	3,360			2,634	219,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	119.9520	119.95	315,948	1978	1983	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2095 HX Base Yr 2023



44201 BELL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	04/17/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		219,584
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		253,650
TOTAL MARKET VALUE		369,559
SOH/AGL Deduction		109,404
ASSESSED VALUE		260,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,433
TOTAL JUST VALUE		474,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413788	REPAIR/RRF	15,370	01/01/2014
R95285	REPAIR/RRF	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1099	7/17/2023	WD	U	I	11	100
GRANTOR: SEELEY KRISTI M & CHA						
GRANTEE: SEELEY KRISTI & CHA						
2614/0419	12/30/2022	QC	U	I	11	100
GRANTOR: MUSGROVE JANIE B						
GRANTEE: SEELEY KRISTI M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W33 FSP=[YR=2011] W29 FST=[YR=2011] W8 S12
BAS=[YR=1993] S16 FGR=[YR=2011] S20 E20 N20 W20$ E20 S20 E16
FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E29 N36 W70$ E8 N12$ S12
E29 N12$ S12 E33N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.88	AC		1.00	1.00	1.00	30,000.00	30,000.00	146,400							
2	006000	A	PASTURE - HA	0		OR			5.50	AC		1.00	1.00	1.00	370.00	370.00	2,035							
3	009910	M	MARKET VALUE	0		OR			5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 04/17/2024 BY DC Total Acres: 10.38 Total Land Value: 148,435 Market: 107,250 Agricultural: 2,035 Common: 146,400 PRINTED 07/30/2025 BY SYS