E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 2624/222
(EX ESMT OR 1749/1398)

BELL DANIEL E L/E/
PO BOX 32
CALLAHAN, FL 32011

**2025**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

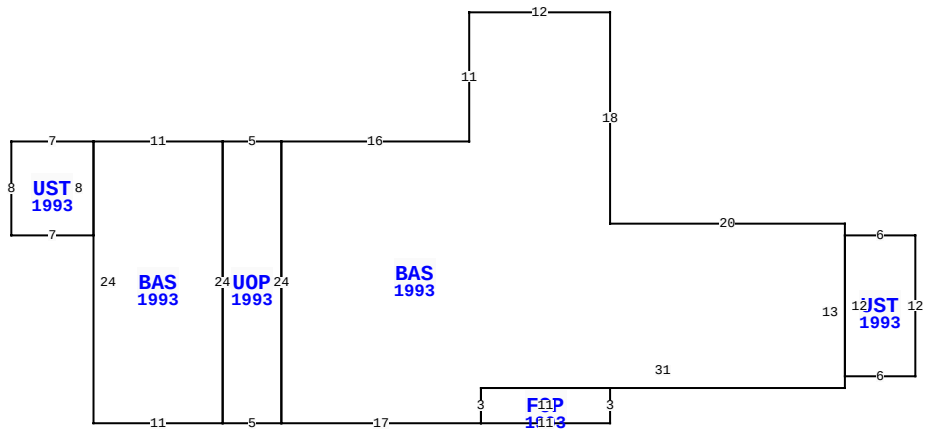
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 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 | 264 | 100 | 1993 | 264 | 17,561 |
| BAS | 1,051 | 100 | 1993 | 1,051 | 69,911 |
| FOP | 33 | 30 | 1993 | 10 | 665 |
| UOP | 120 | 20 | 1993 | 24 | 1,597 |
| UST | 56 | 45 | 1993 | 25 | 1,663 |
| UST | 72 | 45 | 1993 | 32 | 2,129 |
| TOTALS | 1,596 | | | 1,406 | 93,525 |

### 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 | 85.2800 | 85.28 | 119,904 | 1954 | 1965 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM – 100% - 0 Heated Area: 1315 HX Base Yr 1979




44268 BELL LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 03/20/2025 KBA |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,525 |
| TOTAL MARKET OB/XF VALUE | | 8,400 |
| TOTAL LAND VALUE - MARKET | | 320,500 |
| TOTAL MARKET VALUE | | 154,450 |
| SOH/AGL Deduction | | 91,702 |
| ASSESSED VALUE | | 62,748 |
| TOTAL EXEMPTION VALUE | HX HB | 37,748 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 422,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 398,538 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2624/222 | 3/06/2023 | LE | U | I | 11 | 100 |
| GRANTOR: BELL DANIEL E | | | | | | |
| GRANTEE: BELL DANIEL E | | | | | | |
| 0282/0113 | 12/01/1978 | FS | U | V | | 100 |
| GRANTOR: BELL J Q & GRACE B | | | | | | |
| GRANTEE: BELL DANIEL E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] N1 W20 N18 W12 S11 W16
UOP=[YR=1993] W5 BAS=[YR=1993] W11 UST=[YR=1993] W7 S8 E7 N8$
S24 E11N24$ S24 E5 N24$ S24 E17 FOP=[YR=1993] E11 N3 W11 S3$
N3 E31 N13$ S12 E6 N12 $.

### 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 | 0510 | GARAGE WD- | 0 | 100 | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00 | 100 | 1970 | 1970 | 3 | 20 | 8,400 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,400

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 950 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 4,725 | | | | | | | |
| 4 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,850 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 275,500 | | | | | | | |

REVIEW DATE 05/04/2020 BY KBA Total Acres: 20.00 Total Land Value: 52,525 Market: 275,500 Agricultural: 7,525 Common: 45,000 PRINTED 07/30/2025 BY SYS