N1/2 OF SE1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 282/113
{R360215}

BELL JOHN S L/E/BELL GRACE B
44001 BELL LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

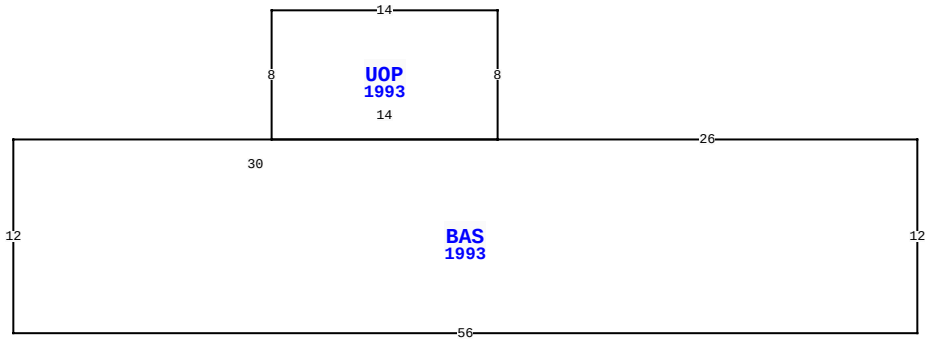
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	14,031
UOP	112	25	1993	28	585
TOTALS	784			700	14,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	700	87.0000	69.60	48,720	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr 1987



44001 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		305,828
TOTAL MARKET OB/XF VALUE		6,715
TOTAL LAND VALUE - MARKET		320,500
TOTAL MARKET VALUE		365,583
SOH/AGL Deduction		154,599
ASSESSED VALUE		210,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		160,262
TOTAL JUST VALUE		633,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0514436	CO ISSUED	174,884	02/01/2005
E14420	ELEC OTHER	0	02/01/2005
M09350	MECH OTHER	0	02/01/2005
P090023	OTHER	0	02/01/2005
B0514436	NEW CONSTR	174,884	02/01/2005
R07132	REPAIR/RRF	2,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 UOP=[YR=1993] N8 W14 S8 E14$ W30 S12 E56 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	0940	SHEDS/PORT	0	100	0	0	600.00	SF	30.00	30.00	100	1980	1980	3	20	3,600	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,715

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	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	525.00	525.00	5,250							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	370.00	370.00	2,220							
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: 53,040 Market: 275,500 Agricultural: 8,040 Common: 45,000 PRINTED 07/30/2025 BY SYS

N1/2 OF SE1/4 OF NW1/4 OF
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{R360215}

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44001 BELL LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

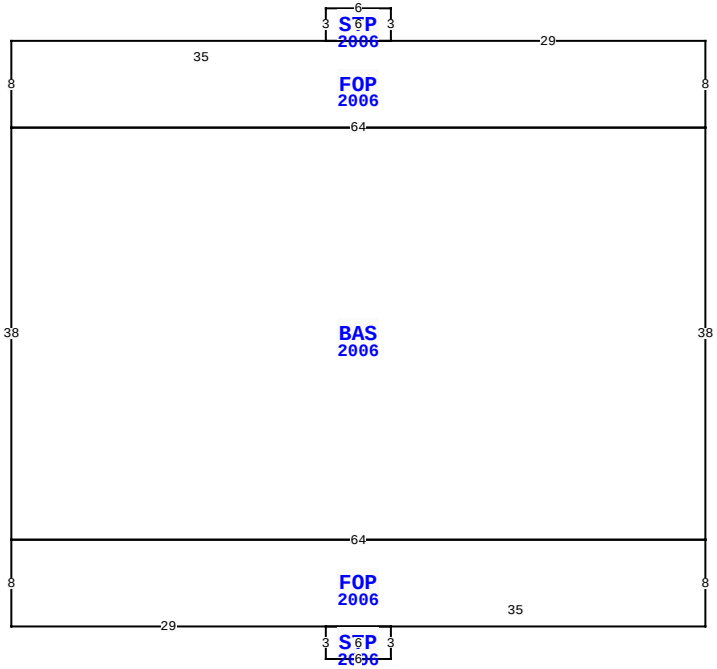
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,432	100	2006	2,432	258,100
FOP	512	30	2006	154	16,343
FOP	512	30	2006	154	16,343
STP	18	10	2006	2	212
STP	18	10	2006	2	212
TOTALS	3,492			2,744	291,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,744	122.6880	122.69	336,661	2006	2006	0	0	0	13.50	86.50

2 SINGLE FAM – 100% - 0 Heated Area: 2432 HX Base Yr 1987



44001 BELL LN, CALLAHAN

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TOTAL JUST VALUE		633,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W29 STP=[YR=2006] N3 W6 S3 E6$ W35 S8
BAS=[YR=2006] S38 FOP=[YR=2006] S8 E29 STP=[YR=2006] S3 E6 N3 W6$ E35 N8 W64$ E64 N38 W64 $ E64 N8$.

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 05/04/2020 BY KBA Total Acres: 20.00 Total Land Value: 53,040 Market: 275,500 Agricultural: 8,040 Common: 45,000 PRINTED 07/30/2025 BY SYS