

PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E PAR 10-3
PT OR 1749/1405,

MUSGROVE JANIE BELL & RICHARD B SR
44247 BELL LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0010-0030



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	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
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	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	160,425
FOP	56	30	1993	17	1,515
FOP	120	30	2011	36	3,209
FSP	324	40	2011	130	11,586
FST	36	55	2011	20	1,782

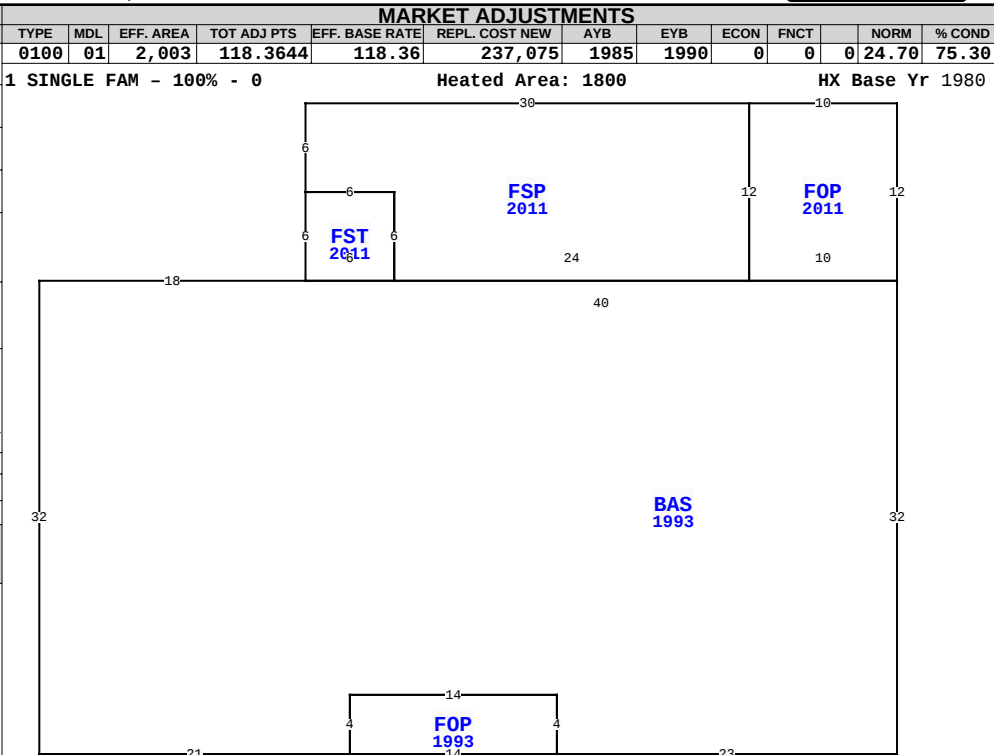
TOTALS	2,336			2,003	178,517
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1985	1985	3	20	1,800	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	27	810	
4	0350	CARPORT WD	0	100	20	40	800.00	SF	10.40	10.40	100	1999	1999	3	20	1,664	
5	0510	GARAGE WD-	0	100	12	28	336.00	SF	35.00	35.00	100	2005	2005	3	36	4,234	
6	0810	CONCRETE A	0	100	0	0	913.00	SF	6.50	6.50	100	2005	2005	3	84	4,985	
7	9000	CONTANR 20	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	370.00	370.00	2,098							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	19,500.00	19,500.00	110,565							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	03/20/2025

44247 BELL LN, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		178,517	
TOTAL MARKET OB/XF VALUE		16,453	
TOTAL LAND VALUE - MARKET		155,565	
TOTAL MARKET VALUE		242,068	
SOH/AGL Deduction		156,264	
ASSESSED VALUE		85,804	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		35,082	
TOTAL JUST VALUE		350,535	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1749/1405	7/31/2011	QC	U	I	11	100			

GRANTOR: BELL J Q & GRACE B									
GRANTEE: MUSGROVE JANIE BELL									
0306/0047	12/01/1979	FS	U	V					100
GRANTOR:									
GRANTEE:									

BUILDING NOTES

BUILDING DIMENSIONS									
FOP=[YR=2011] W10 FSP=[YR=2011] W30 S6 FST=[YR=2011] S6									
BAS=[YR=1993] W18 S32 E21 FOP=[YR=1993] E14 N4 W14 S4\$ N4 E14									
S4 E23 N32 W40\$ E6 N6 W6\$ E6 S6 E24 N12\$ S12 E10 N12\$.									