PT OF SEC 33-2N-25E
IN OR 2114/1517
ESMT IN OR 2364-1617

BELL DANIEL WAYNE & LORRIE M
44507 HALIE LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0015-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

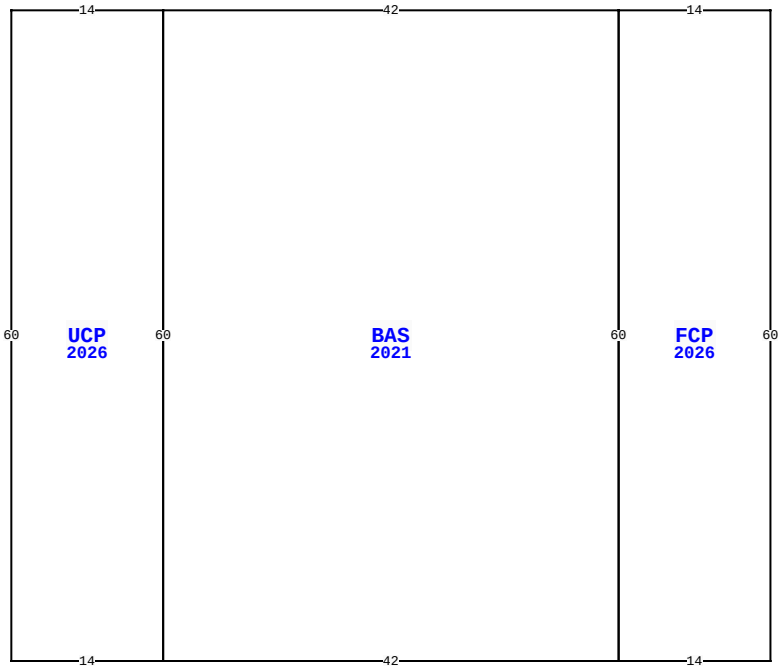
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2021	2,520	20,387
FCP	840	25	2026	210	1,699
UCP	840	20	2026	168	1,360
TOTALS	4,200			2,898	23,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	2,898	34.2000	8.89	25,763	2000	2019	0	0	0	9.00	91.00

2 BARNS – 100% - 1997 Heated Area: 2520 HX Base Yr 1997



44507 HALIE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,750
TOTAL MARKET OB/XF VALUE		6,473
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		376,593
SOH/AGL Deduction		153,692
ASSESSED VALUE		222,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,179
TOTAL JUST VALUE		421,223
NCON VALUE		1,699
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002861	CO ISSUED	0	10/20/2017
B1702861	NEW CONSTR	241,531	05/01/2017
MH0835	MH MOVE-ON	0	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/1517	4/07/2017	WD	U	I	11	100
GRANTOR: BELL DANIEL WAYNE & L						
GRANTEE: BELL DANIEL WAYNE &						
2114/1514	3/24/2017	WD	U	I	11	100
GRANTOR: BELL DANIEL E						
GRANTEE: BELL DANIEL WAYNE						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	601.00	SF	6.50	6.50	100	2017	2017	3	96	3,750	
2	1127	BRICK 8"	0	100	0	0	250.00	SF	11.00	11.00	100	2017	2017	3	99	2,723	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W42 S60 E42 N60 $
UCP=[YR=2026;ORIG=-56,0] E14 S60 W14 N60 $
FCP=[YR=2026;ORIG=0,0] E14 S60 W14 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,473

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/14/2021 BY KB Total Acres: 3.00 Total Land Value: 70,370 Market: 45,000 Agricultural: 370 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF SEC 33-2N-25E
IN OR 2114/1517
ESMT IN OR 2364-1617

BELL DANIEL WAYNE & LORRIE M
44507 HALIE LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0015-0280

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	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

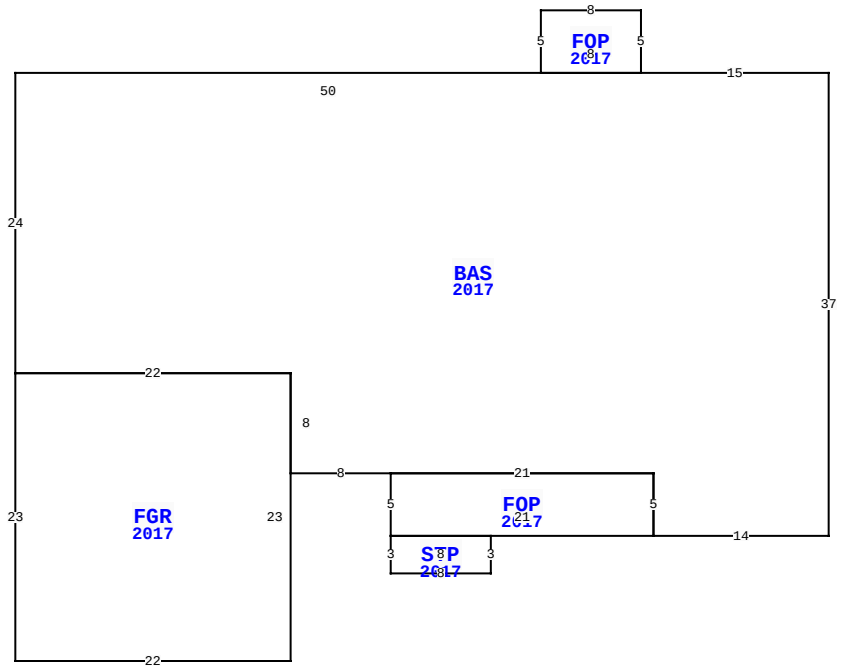
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	2017	1,974	237,350
FGR	506	55	2017	278	33,426
FOP	40	30	2017	12	1,443
FOP	105	30	2017	32	3,848
STP	24	10	2017	2	241
TOTALS	2,649			2,298	276,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,298	96.1380	126.90	291,616	2017	2017	0	0	0	5.25	94.75

3 SNGL FAM – 100% - 1997 Heated Area: 1974 HX Base Yr 1997



44507 HALIE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,750
TOTAL MARKET OB/XF VALUE		6,473
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		376,593
SOH/AGL Deduction		153,692
ASSESSED VALUE		222,901
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,179
TOTAL JUST VALUE		421,223
NCON VALUE		1,699
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/1517	4/07/2017	WD	U	I	11	100
GRANTOR: BELL DANIEL WAYNE & L						
GRANTEE: BELL DANIEL WAYNE &						
2114/1514	3/24/2017	WD	U	I	11	100
GRANTOR: BELL DANIEL E						
GRANTEE: BELL DANIEL WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N5 W8 S5 E8$ W50 S24
FGR=[YR=2017] S23 E22 N23 W22$ E22 S8 E8 FOP=[YR=2017] S5
STP=[YR=2017] S3 E8 N3 W8$ E21 N5 W21$ E21 S5 E14 N37$.

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 10/14/2021 BY KB Total Acres: 3.00 Total Land Value: 70,370 Market: 45,000 Agricultural: 370 Common: 70,000 PRINTED 07/30/2025 BY SYS