PT OR 373/159
(EX PT IN OR 99/94 & OR 2799/106

BELL RONALD WAYNE/BELL DONALD GARY
45219 MICKLER ST
CALLAHAN, FL 32011

2025

51-2N-25-0000-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

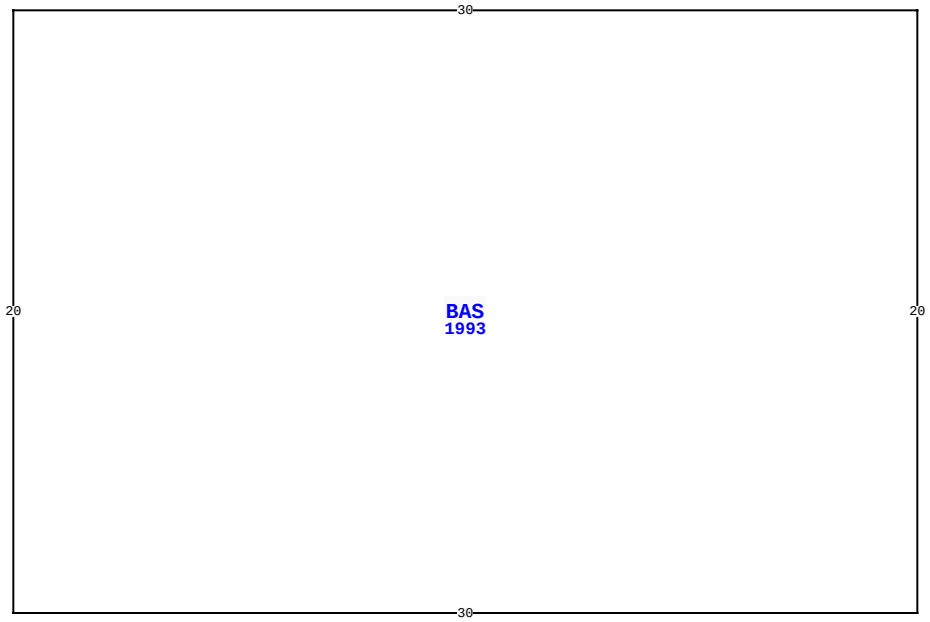
DOR CODE 1200 STORE/OFFICE/RESID
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	37,989
TOTALS	600			600	37,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	600	90.7725	126.63	75,978	1960	1960	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 0 Heated Area: 600 HX Base Yr



542722 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	05/13/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100
TOTAL MARKET OB/XF VALUE	6,257
TOTAL LAND VALUE - MARKET	326,068
TOTAL MARKET VALUE	332,425
SOH/AGL Deduction	190,897
ASSESSED VALUE	141,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,528
TOTAL JUST VALUE	332,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z980971	OTHER	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/1690	1/04/2002	WD	U	I	11	100
GRANTOR: BELL LOUISE B						
GRANTEE: BELL RONALD & DONAL						
0373/0159	11/01/1982	FS	U	I		100
GRANTOR: BELL O W						
GRANTEE: BELL O W & LOUISE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E30 N20 $.

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	0812	CONCRETE C	0	0	0	0	3,070.00	SF	4.00	4.00	100	1960	1960	3	20	2,456	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	1980	1980	3	20	720	
3	0811	CONCRETE B	0	0	0	0	829.00	SF	5.20	5.20	100	1970	1970	3	20	862	
4	0479	VF PICKET	0	0	0	0	261.00	LF	10.00	10.00	100	2014	2014	3	85	2,219	

LAND DESCRIPTION

TOTAL OB/XF 6,257

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	001200	C	STORE COMB	0	0004	INTNS			181,645.00	SF		1.00	1.00	0.50	5.00	2.50	325,448							
2	009630	C	SWAMP	0		INTNS	0.00	0.00	1.24	AC		1.00	1.00	1.00	500.00	500.00	620							

REVIEW DATE 07/25/2025 BY TWA Total Acres: 5.40 Total Land Value: 326,068 Market: 0 Agricultural: 0 Common: 326,068 PRINTED 07/30/2025 BY SYS