

PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 1560/1822 (EX ST RD
R/W LTD ACCESS RGTS IN

CARROLL LATRELL W
PO BOX 987
CALLAHAN, FL 32011-0987

2026

31-2N-25-0000-0005-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	1,200	100	1993	1,200	121,952
DCK	56	10	2007	6	610
FEP	160	80	2003	128	13,008
FOP	130	30	1993	39	3,963
FST	60	55	2003	33	3,354
TOTALS	1,606			1,406	142,887

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0940	SHEDS/PORT	0 100	8 8	64.00
2	0351	CARPORT MT	0 100	20 19	380.00
4	0510	GARAGE WD-	0 100	24 36	864.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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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	111.8700	117.46	165,149	1993	1998	0	0	0	13.48	86.52	
2 SINGLE FAM 100% - 0 Heated Area: 1200 HX Base Yr													
44042 BELLAMY LN, CALLAHAN													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1990	1990	3	20	257	
100	2005	2005	3	21	678	
100	2012	2012	3	60	18,144	

TOTAL OB/XF													
19,079													

Total Acres: 1.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		142,887
TOTAL MARKET OB/XF VALUE		19,079
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		211,966
SOH/AGL Deduction		113,276
ASSESSED VALUE		98,690
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		47,279
TOTAL JUST VALUE		211,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011437	REPAIR/RRF	5,000	10/30/2019
825516	GARAGE	16,701	01/01/2012
93004	NEW CONSTR	2,100	11/11/1993

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19011437	REPAIR/RRF	5,000	10/30/2019
B25516	GARAGE	16,701	01/01/2012
93004	NEW CONSTR	2,100	11/11/1993

GRANTOR: CARROLL PAUL JOSEPH						
GRANTEE: CARROLL LATRELL W						
0932/1901	5/19/2000	QC	Q	I	01	15,300
GRANTOR: CARROLL LATRELL W						
GRANTEE: CARROL LATRELL & PA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 S1 FST=[YR=2003] W10 S3 DCK=[YR=2007] W4 S14 E4 FEP=[YR=2003] S5 E10 N16 W10 S11\$ N14\$ S3 E10 N6\$ S29 E10 FOP=[YR=1993] S10 E13 N10 W13\$ E30 N30\$.									