

SEELEY KRISTI & CHAD
44201 BELL LN
CALLAHAN, FL 32011

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms Frame1.5100

Stories02WOOD FRAME 100

Units1.100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,09510019932,095183,829

FGR40055201122019,304

FOP253019938702

FOP39630201111910,442

FSP34840201113912,197

FST96552011534,650

TOTALS3,3602,634231,125

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198019803421,470

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDIPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1005000CAGRICULTURAL1000007OR0.000.004.88AC1.001.001.0020,000.0020,000.0097,600

2006000APASTURE - HA0OR5.50AC1.001.001.00370.00370.002,035

3009910MMARKET VALUE0OR5.50AC1.001.001.0025,000.0025,000.00137,500

REVIEW DATE04/17/2024BY DC

Total Acres: 10.38Total Land Value: 99,635Market: 137,500Agricultural: 2,035Common: 97,600PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECON FNCTNORM % COND

0100012,634125.6640131.95347,556197819780033.5066.50

1 SINGLE FAM 100% - 2023Heated Area: 2095HX Base Yr 2023

8292933

12121212

82933

1670

2020

55

2029

44201 BELL LN, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/07/2026MLU04/17/2024DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE231,125

TOTAL MARKET OB/XF VALUE1,470

TOTAL LAND VALUE - MARKET235,100

TOTAL MARKET VALUE332,230

SOH/AGL Deduction65,106

ASSESSED VALUE267,124

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE215,713

TOTAL JUST VALUE467,695

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE474,774

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2655/10997/17/2023WDUI11100

GRANTOR: SEELEY KRISTI M & CHA

GRANTEE: SEELEY KRISTI & CHA

2614/041912/30/2022QCUI11100

GRANTOR: MUSGROVE JANIE B

GRANTEE: SEELEY KRISTI M

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W33 FSP=[YR=2011] W29 FST=[YR=2011] W8 S12
BAS=[YR=1993] S16 FGR=[YR=2011] S20 E20 N20 W20\$ E20 S20 E16
FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S5 E29 N36 W70\$ E8 N12\$ S12
E29 N12\$ S12 E33N12\$.