E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 2624/222
(EX ESMT OR 1749/1398)

BELL DANIEL E L/E/
PO BOX 32
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

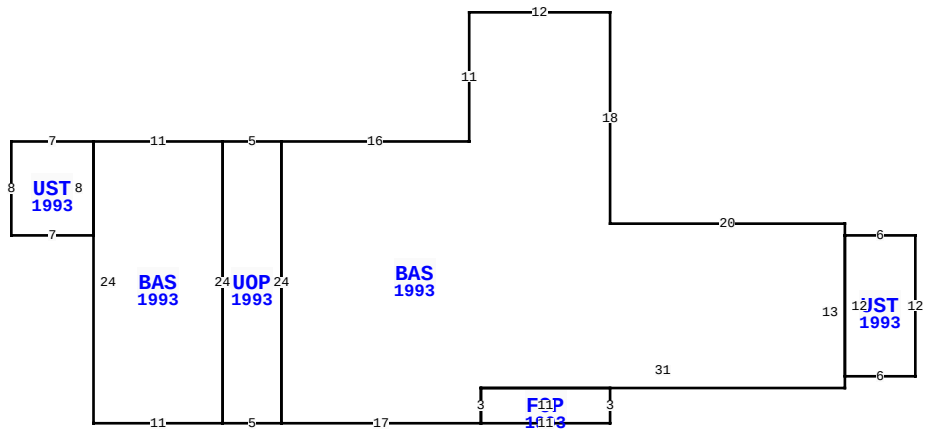
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	04	PLYWOOD 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	264	100	1993	264	18,616
BAS	1,051	100	1993	1,051	74,111
FOP	33	30	1993	10	705
UOP	120	20	1993	24	1,692
UST	56	45	1993	25	1,763
UST	72	45	1993	32	2,257
TOTALS	1,596			1,406	99,144

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	89.5440	94.02	132,192	1954	1954	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 0 Heated Area: 1315 HX Base Yr 1979



44268 BELL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,144
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		292,000
TOTAL MARKET VALUE		129,614
SOH/AGL Deduction		65,430
ASSESSED VALUE		64,184
TOTAL EXEMPTION VALUE	HX HB	39,184
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		399,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/222	3/06/2023	LE	U	I	11	100
GRANTOR: BELL DANIEL E						
GRANTEE: BELL DANIEL E						
0282/0113	12/01/1978	FS	U	V		100
GRANTOR: BELL J Q & GRACE B						
GRANTEE: BELL DANIEL E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] N1 W20 N18 W12 S11 W16
UOP=[YR=1993] W5 BAS=[YR=1993] W11 UST=[YR=1993] W7 S8 E7 N8$
S24 E11N24$ S24 E5 N24$ S24 E17 FOP=[YR=1993] E11 N3 W11 S3$
N3 E31 N13$ S12 E6 N12 $.

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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	1970	1970	3	20	8,400	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	170.00	170.00	850							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	530.00	530.00	4,770							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	277,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 22,070 Market: 277,400 Agricultural: 7,470 Common: 14,600 PRINTED 07/09/2026 BY SYS