PT E1/2 OF NE1/4 OF NW1/4 OF
SEC 33-2N-25E PAR 10-3
PT OR 1749/1405,

MUSGROVE JANIE BELL & RICHARD B SR
44247 BELL LANE
CALLAHAN, FL 32011

2026

33-2N-25-0000-0010-0030

BUILDING CHARACTERISTICS

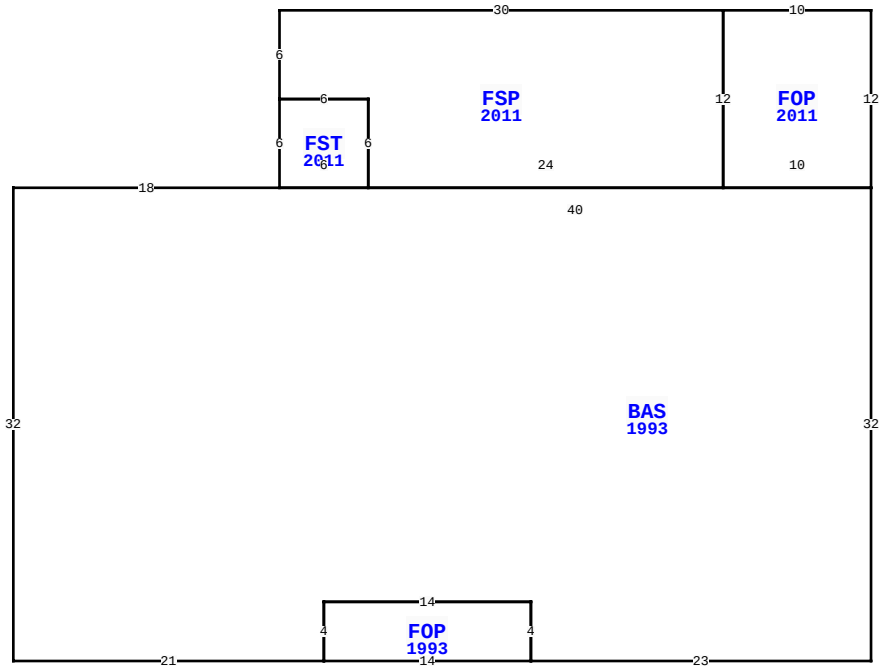
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,800	100	1993	1,800	161,067
FOP	56	30	1993	17	1,521
FOP	120	30	2011	36	3,221
FSP	324	40	2011	130	11,632
FST	36	55	2011	20	1,790
TOTALS	2,336			2,003	179,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	118.3644	124.28	248,933	1985	1985	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 0 Heated Area: 1800 HX Base Yr 1980



44247 BELL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		179,232
TOTAL MARKET OB/XF VALUE		10,313
TOTAL LAND VALUE - MARKET		107,782
TOTAL MARKET VALUE		216,643
SOH/AGL Deduction		128,579
ASSESSED VALUE		88,064
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,653
TOTAL JUST VALUE		297,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/1405	7/31/2011	QC	U	I	11	100
GRANTOR: BELL J Q & GRACE B						
GRANTEE: MUSGROVE JANIE BELL						
0306/0047	12/01/1979	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2011] W10 FSP=[YR=2011] W30 S6 FST=[YR=2011] S6 BAS=[YR=1993] W18 S32 E21 FOP=[YR=1993] E14 N4 W14 S4$ N4 E14 S4 E23 N32 W40$ E6 N6 W6$ E6 S6 E24 N12$ S12 E10 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
2	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	1985	1985	3	20	1,800	
3	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	26	780	
4	0350	CARPORT WD	0	100	20	40	800.00	SF	13.00	13.00	100	1999	1999	3	20	2,080	
5	0510	GARAGE WD-	0	100	12	28	336.00	SF	35.00	35.00	100	2005	2005	3	32	3,763	

LAND DESCRIPTION

TOTAL OB/XF 10,313

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	370.00	370.00	2,098							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.67	AC		1.00	1.00	1.00	14,600.00	14,600.00	82,782							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.67 Total Land Value: 27,098 Market: 82,782 Agricultural: 2,098 Common: 25,000 PRINTED 07/09/2026 BY SYS