PT NW1/4 OF NW1/4 OF
SEC 33-2N-25E IN OR 1749/1408
ESMT PT OR 1749/1398

MUSGROVE JOSHUA & KRISTEN J
44223 BELL LANE
CALLAHAN, FL 32011

2026

33-2N-25-0000-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

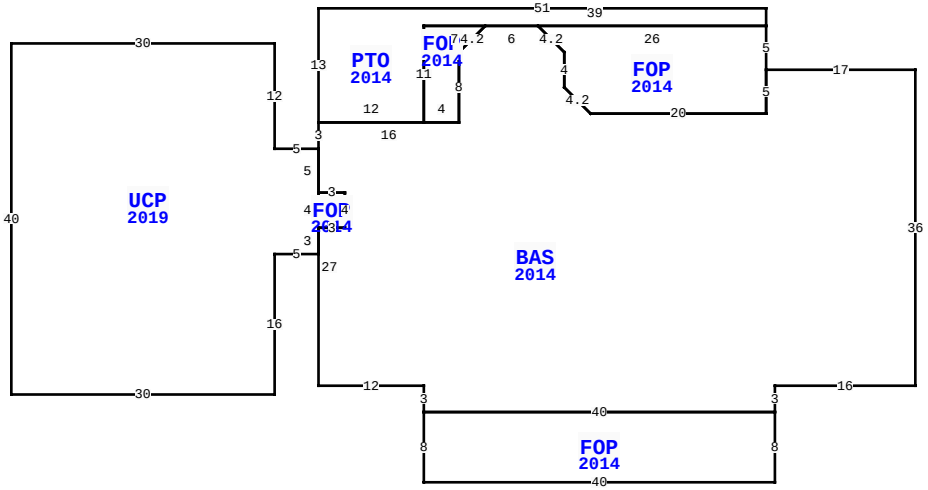
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2014	2,413	307,313
FOP	12	30	2014	4	509
FOP	49	30	2014	15	1,910
FOP	230	30	2014	69	8,788
FOP	320	30	2014	96	12,227
PTO	234	5	2014	12	1,529
UCP	1,272	20	2019	254	32,348
TOTALS	4,530			2,863	364,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	96.4440	134.06	383,814	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2015 Heated Area: 2413 HX Base Yr 2015



44223 BELL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		364,623
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		444,623
SOH/AGL Deduction		209,425
ASSESSED VALUE		235,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,787
TOTAL JUST VALUE		444,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428345	CO ISSUED	0	07/18/2014
B1428345	NEW CONSTR	280,727	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1749/1408	7/31/2011	QC	U	V	11	100

GRANTOR: MUSGROVE JANIE BELL &
GRANTEE: MUSGROVE JOSHUA & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] N5 PTO=[YR=2014] N2 W51 S13 E12 FOP=[YR=2014] E4 N8 U3 R3 W7 S11$ N11 E39$ W26 D3 R3 S4 D3 R3 E20 N5$ S5 W20 U3 L3 N4 U3 L3 W6 D3 L3 S8 W16 S3 UCP=[YR=2019] W5 N12 W30 S40 E30 N16 E5 N3 FOP=[YR=2014] N4 E3 S4 W3$ E3 N4 W3 N5$ S27 E12 S3 FOP=[YR=2014] S8 E40 N8 W40$ E40 N3 E16 N36$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS