PT OF SEC 33-2N-25E
IN OR 2407/1051

BELL GARRETT RAYMOND
44507 HALIE LN
CALLAHAN, FL 32011

2026

33-2N-25-0000-0015-0320

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

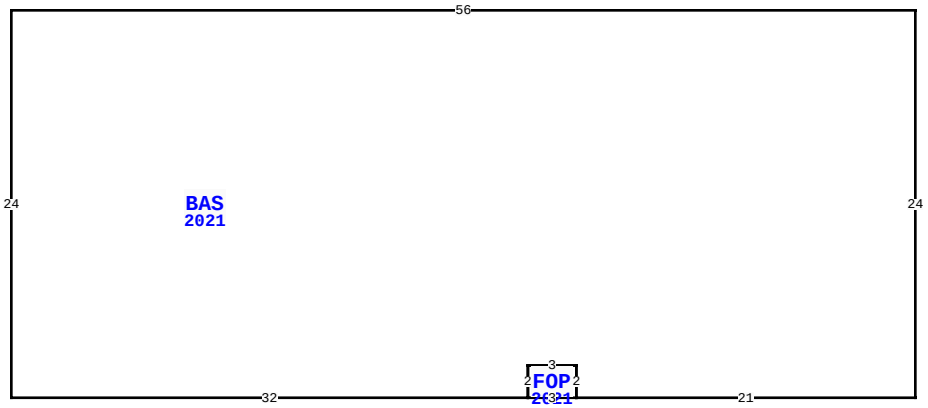
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	2021	1,338	33,095
FOP	6	30	2021	2	50
TOTALS	1,344			1,340	33,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,340	97.0000	82.45	110,483	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1338 HX Base Yr



44515 HALIE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,145
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	164,250
TOTAL MARKET VALUE	197,395
SOH/AGL Deduction	65,893
ASSESSED VALUE	131,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,502
TOTAL JUST VALUE	197,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013218	CO ISSUED	0	08/18/2021
20013218	MH MOVE-ON	0	01/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2407/1051	10/21/2020	WD	U	V	37	27,500

GRANTOR: BELL DANIEL WAYNE
GRANTEE: BELL GARRETT RAYMON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S24 E32 FOP=[YR=2021] E3 N2 W3 S2$ N2 E3 S2 E21 N24$.

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	0	0007	OR	0.00	0.00	6.57	AC		1.00	1.00	1.00	25,000.00	25,000.00	164,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.57 Total Land Value: 164,250 Market: 0 Agricultural: 0 Common: 164,250 PRINTED 07/09/2026 BY SYS