

PT GOVT LOT 1 SEC 29-2N-25E &
PT PEDRO PONS GRANT
SEC 47-2N-25E PAR 4 IN

MIZELL LARRY S & ANN BROOKS
45543 HODGES ROAD
CALLAHAN, FL 32011

2023

29-2N-25-0000-0004-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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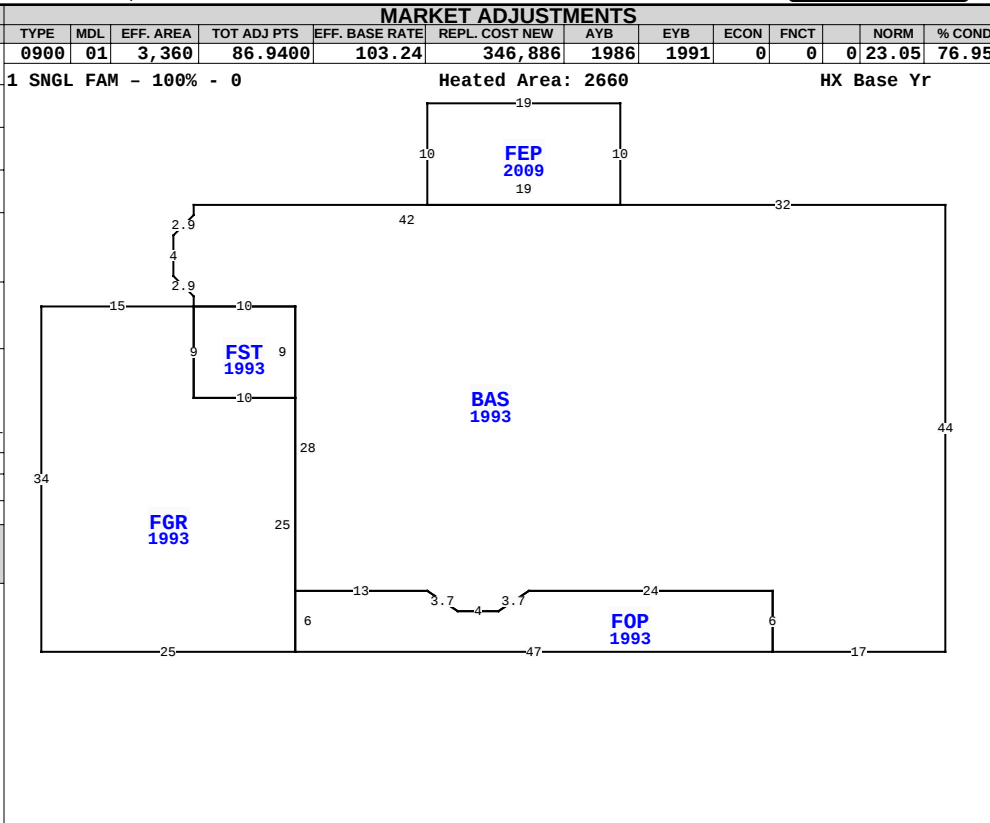
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	211,319
FEP	190	80	152	12,075
FGR	760	55	418	33,207
FOP	268	30	80	6,355
FST	90	55	50	3,972

TOTALS	3,968		3,360	266,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,270.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
4	0810	CONCRETE A	0	100	30	26	780.00	SF	6.50
5	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00
6	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00
7	0812	CONCRETE C	0	100	0	0	3,452.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.60



45543 HODGES RD, CALLAHAN				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,270.00	SF	4.00	4.00	100	1986	1986	3	52	6,802	
2.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	4,340	
780.00	SF	6.50	6.50	100	2014	2014	3	95	4,817	
780.00	SF	35.00	35.00	100	2014	2014	3	78	21,294	
240.00	SF	10.00	10.00	100	2014	2014	3	70	1,680	
3,452.00	SF	4.00	4.00	100	2014	2014	3	95	13,118	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			266,929
TOTAL MARKET OB/XF VALUE			52,051
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			374,980
SOH/AGL Deduction			185,404
ASSESSED VALUE			189,576
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			139,576
TOTAL JUST VALUE			374,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328011	GARAGE	28,433	11/01/2013
B1328012	XFOB	10,094	11/01/2013
R002925	REPAIR/RRF	9,605	12/01/2000
3116	N/A	63,100	12/09/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0713/0112	8/31/1994	WD U		I	07	100
GRANTOR: HODGES HELEN B TRUST						
GRANTEE: MIZELL LARRY S & AN						
0390/0145	5/17/1983	WD U		V		100
GRANTOR: HODGES HELEN B TRUST						
GRANTEE: MIZELL LARRY S						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W32 W42 S1 D2L2 S4 D2R2 S1 E10 S28 E13 D2R3 E4 U2R3 E24 S6 E17 N44 \$									
FGR=[YR=1993;ORIG=-74,10] W15 S34 E25 N25 W10 N9 \$									
FOP=[YR=1993;ORIG=-64,44] E47 N6 W24 D2L3 W4 U2L3 W13 S6 \$									
FEP=[YR=2009;ORIG=-32,0] N10 W19 S10 E19 \$									
FST=[YR=1993;ORIG=-74,10] S9 E10 N9 W10 \$									
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LAND DESCRIPTION									
TOTAL OB/XF									
52,051									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.60