PT GOVT LOT 1 SEC 29-2N-25E &
PT PEDRO PONS GRANT
SEC 47-2N-25E PAR 5

MIZELL WALTER S & CARRIE D
45200 DORMAN PLACE
CALLAHAN, FL 32011

**2023**

**29-2N-25-0000-0005-0000**

## BUILDING CHARACTERISTICS

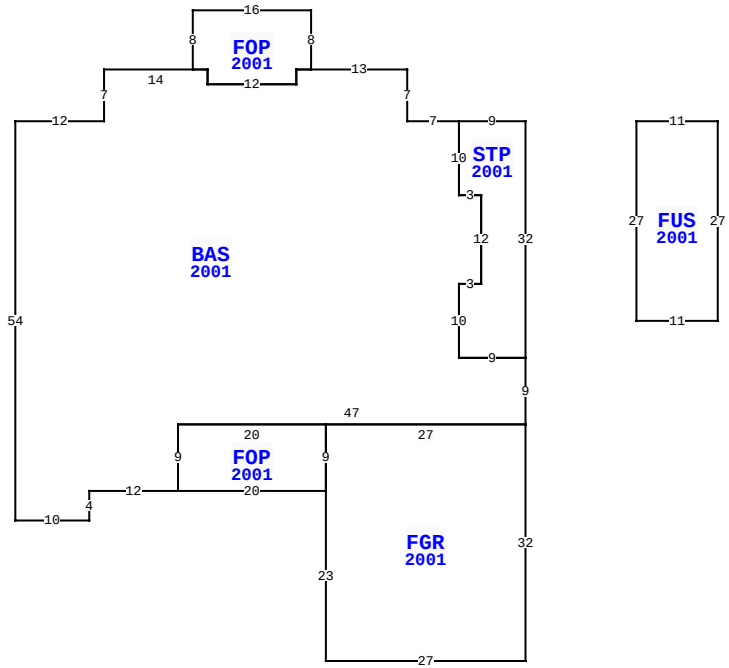
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,078 | 100 | 3,078 | 331,361 |
| FGR | 864 | 55 | 475 | 51,136 |
| FOP | 152 | 30 | 46 | 4,952 |
| FOP | 180 | 30 | 54 | 5,813 |
| FUS | 297 | 100 | 297 | 31,974 |
| STP | 252 | 10 | 25 | 2,692 |
| TOTALS | 4,823 | | 3,975 | 427,928 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,975 | 107.6000 | 127.78 | 507,926 | 2001 | 2001 | 0 | 0 | 0 | 15.75 | 84.25 |

1 SNGL FAM – 100% - 2002 Heated Area: 3375 HX Base Yr 2002




45200 DORMAN PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 469,148 |
| TOTAL MARKET OB/XF VALUE | | 77,623 |
| TOTAL LAND VALUE - MARKET | | 44,450 |
| TOTAL MARKET VALUE | | 591,221 |
| SOH/AGL Deduction | | 266,360 |
| ASSESSED VALUE | | 324,861 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 274,861 |
| TOTAL JUST VALUE | | 591,221 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 463,412 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21004754 | GARAGE | 88,398 | 04/16/2021 |
| B17645 | SWIM POOL | 28,000 | 10/31/2006 |
| P004233 | NEW CONSTR | 0 | 10/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2391/1313 | 9/11/2020 | QC | U | I | 11 | 100 |
| GRANTOR: MIZELL WALTER S & CAR | | | | | | |
| GRANTEE: MIZELL WALTER S & C | | | | | | |
| 1993/1320 | 7/13/2015 | QC | U | I | 11 | 100 |
| GRANTOR: MIZELL JEAN H | | | | | | |
| GRANTEE: MIZELL WALTER S & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

STP=[YR=2001] W9 BAS=[YR=2001] W7 N7 W13 FOP=[YR=2001] N8 W16 S8 E2 S2 E12 N2 E2 $ W2 S2 W12 N2 W14 S7 W12 S54 E10 N4 E12 FOP=[YR=2001] E20 FGR=[YR=2001] S23 E27 N32 W27 S9 $ N9 W20 S9 $ N9 E47 N9 W9 N10 E3 N12 W3 N10 $ S10 E3 S12 W3 S10 E9 N32 $ PTR= E15 FUS=[YR=2001] E11 S27 W11 N27 $ W15 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 16 | 384.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 2,304 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 27 | 20 | 540.00 | SF | 13.00 | 13.00 | 100 | 1986 | 1986 | 3 | 20 | 1,404 | |
| 4 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,398.00 | SF | 4.00 | 4.00 | 100 | 2001 | 2001 | 3 | 82 | 4,585 | |
| 5 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,908.00 | SF | 4.00 | 4.00 | 100 | 1986 | 1986 | 3 | 52 | 3,969 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 7 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 663.00 | SF | 85.00 | 85.00 | 100 | 2007 | 2007 | 3 | 52 | 29,305 | |
| 8 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 2,988.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 26,593 | |
| 9 | 0851 | PATIO STON | 0 | 100 | 0 | 0 | 90.00 | SF | 0.75 | 0.75 | 100 | 2007 | 2007 | 3 | 89 | 60 | |
| 10 | 1076 | TRELLIS A | 0 | 100 | 32 | 13 | 416.00 | SF | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 52 | 1,622 | |
| 11 | 1076 | TRELLIS A | 0 | 100 | 8 | 9 | 72.00 | SF | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 52 | 281 | |

TOTAL OB/XF 73,133

## LAND DESCRIPTION

| 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 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 44,450 | | | | | | | |

REVIEW DATE 01/06/2022 BY KBA Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 1 SEC 29-2N-25E &
PT PEDRO PONS GRANT
SEC 47-2N-25E PAR 5

MIZELL WALTER S & CARRIE D
45200 DORMAN PLACE
CALLAHAN, FL 32011

**2023**

**29-2N-25-0000-0005-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

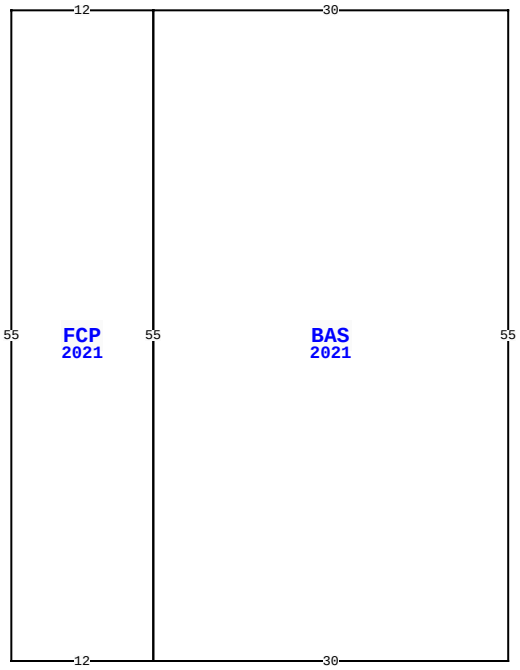
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,650 | 100 | 1,650 | 37,472 |
| FCP | 660 | 25 | 165 | 3,747 |
| TOTALS | 2,310 | | 1,815 | 41,220 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,815 | 65.5000 | 22.94 | 41,636 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2002 Heated Area: 1650 HX Base Yr 2002




45200 DORMAN PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

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| TOTAL MARKET VALUE | | 591,221 |
| SOH/AGL Deduction | | 266,360 |
| ASSESSED VALUE | | 324,861 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 274,861 |
| TOTAL JUST VALUE | | 591,221 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 463,412 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: MIZELL WALTER S & CAR | | | | | | |
| GRANTEE: MIZELL WALTER S & C | | | | | | |
| 1993/1320 | 7/13/2015 | QC | U | I | 11 | 100 |
| GRANTOR: MIZELL JEAN H | | | | | | |
| GRANTEE: MIZELL WALTER S & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W30 FCP=[YR=2021] W12 S55 E12 N55$ S55 E30 N55$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 1076 | TRELLIS A | 0 | 100 | 10 | 29 | 290.00 | SF | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 52 | 1,131 | |
| 13 | 1076 | TRELLIS A | 0 | 100 | 11 | 12 | 132.00 | SF | 4.88 | 4.88 | 100 | 2007 | 2007 | 3 | 52 | 335 | |
| 14 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 35 | 3,024 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,490

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2022 BY KBA Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/02/2023 BY SYS