

PT GOVT LOT 1 SEC 29-2N-25E
IN OR 74/135 (EX R/W
OR 442/679 & ESMT IN

MIZELL W D
45120 DORMAN PLACE
CALLAHAN, FL 32011

2023

29-2N-25-0000-0005-0010



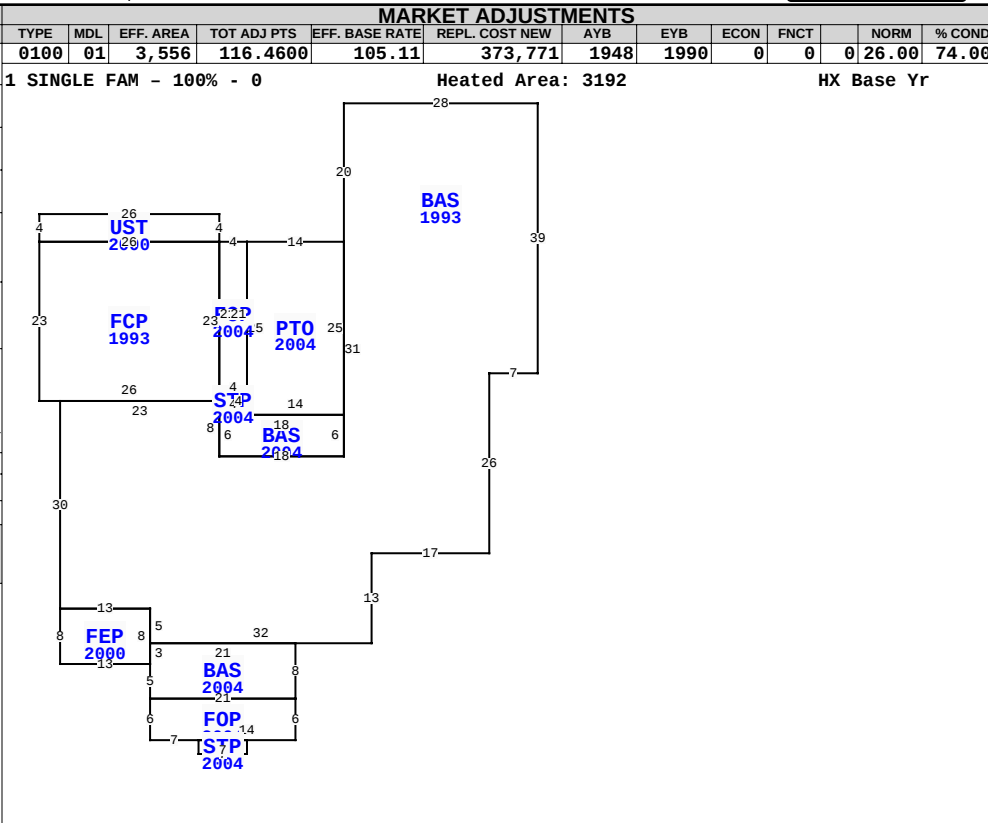
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,916	100	2,916	226,811
BAS	108	100	108	8,400
BAS	168	100	168	13,067
FCP	598	25	150	11,668
FEP	104	80	83	6,456
FOP	84	30	25	1,945
FOP	126	30	38	2,956
PTO	350	5	18	1,400
STP	14	10	1	78
STP	16	10	2	155
TOTALS	4,588		3,556	276,591

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
8	0510	GARAGE WD-	0	0	32	50	1,600.00	SF	35.00	35.00	
9	0681	POLE SHED	0	0	15	50	750.00	SF	15.00	15.00	
12	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	
13	0803	ASPHALT C	0	0	0	0	7,643.00	SF	2.00	2.00	
14	0381	COOLER	0	0	17	12	204.00	SF	82.50	82.50	
15	0381	COOLER	0	0	14	10	140.00	SF	82.50	82.50	
16	0810	CONCRETE A	0	0	0	0	487.00	SF	6.50	6.50	
17	0812	CONCRETE C	0	100	0	0	2,398.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.50	AC	
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC	
4	006000	A	PAST1/HAY	0			0.00	0.00	9.14	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	16.64	AC	
6	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC	



** This building has 11 Sub-Areas

45120 DORMAN PL, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/19/2023 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	610,043		
TOTAL MARKET OB/XF VALUE	54,825		
TOTAL LAND VALUE - MARKET	302,960		
TOTAL MARKET VALUE	742,640		
SOH/AGL Deduction	323,523		
ASSESSED VALUE	419,117		
TOTAL EXEMPTION VALUE	HX HB WR 55,000		
BASE TAXABLE VALUE	364,117		
TOTAL JUST VALUE	967,828		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	567,373		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2211241	REPAIR/RRF	25,000	12/01/2022
B1531466	REPAIR/RRF	16,560	11/01/2015
B1531468	CARPORT	20,758	11/01/2015
B21958	XFOB	2,400	10/01/2008
E11800	REMODEL	5,480	10/01/2003
B11749	ADDITION	97,000	09/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0074/0135	1/01/1967	TA	Q	I		25,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
BAS=[YR=1993] W28 S20 PTO=[YR=2004] W14 FOP=[YR=2004] W4 UST=[YR=2000] N4 W26 S4 FCP=[YR=1993] S23 E26 STP=[YR=2004] S2 BAS=[YR=2004] S6 E18 N6 W18 \$ E4 N4 W4 S2 \$ N23 W26 \$ E26 \$ S21 E4 N21 \$ S25 E14 N25 \$ S31 W18 N8 W23 S30 FEP=[YR=2000] S8 E13 BAS=[YR=2004] S5 FOP=[YR=2004] S6 E7 STP=[YR=2004] S2 E7 N2 W7 \$ E14 N6 W21 \$E21 N8 W21 S3 \$ N8 W13 \$ E13 S5 E32 N13 E17 N26 E7 N39 \$.											

TOTAL OB/XF											
41,111											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.50	AC	
3	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC	
4	006000	A	PAST1/HAY	0			0.00	0.00	9.14	AC	
5	009910	M	MKT. VAL. AG	0			0.00	0.00	16.64	AC	
6	005000	C	RURAL HOME	0	0005		0.00	0.00	1.00	AC	

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