

PT GOVT LOT 3 SEC 28 &
PT OF PEDRO PONTS GRANT SEC 47
IN OR 1553/1660

MIZELL MICHAEL D/MIZELL KAYLA H
45298 HODGES RD
CALLAHAN, FL 32011-3828

2023

47-2N-25-0000-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,771	100	2,771	241,469
FGR	775	55	426	37,123
FOP	424	30	127	11,067
FUS	1,378	100	1,378	120,081
PTO	266	5	13	1,133
PTO	510	5	26	2,266

TOTALS	6,124		4,741	413,136
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0	0	0	4,961.00	SF	4.00	
5	0681	POLE SHED	0	0	50	1,000.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,741	91.1600	108.25	513,213	1991	1996	0	0	0	19.50	80.50
1 SNGL FAM - 0% - 0												
Heated Area: 4149 HX Base Yr												

45298 HODGES RD, CALLAHAN												
BLD DATE				LGL DATE								
XF DATE				LAND DATE								
INC DATE				AG DATE								

TOTAL OB/XF												
19,540												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.98	AC	1.00	

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												6
VALUATION SUMMARY												
STANDARD												
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE 413,136												
TOTAL MARKET OB/XF VALUE 19,540												
TOTAL LAND VALUE - MARKET 69,300												
TOTAL MARKET VALUE 501,976												
SOH/AGL Deduction 131,196												
ASSESSED VALUE 370,780												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 370,780												
TOTAL JUST VALUE 501,976												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 393,730												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000895	REPAIR/RRF	48,267	01/30/2020
8229	SWIM POOL	8,750	07/07/1992
6679	NEW CONSTR	112,317	08/20/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2521/0119	12/13/2021	WD	U	I	11		100
GRANTOR: MIZELL MICHAEL D							
GRANTEE: MIZELL MICHAEL D &							
1553/1660	3/04/2008	WD	U	I	01		100
GRANTOR: MIZELL MICHAEL D & KA							
GRANTEE: MIZELL MICHAEL D							

BUILDING NOTES												
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BUILDING DIMENSIONS												
FGR=[YR=1993] W25 PTO=[YR=1993] W14 S19 BAS=[YR=1993] W28 S9 E4 S46 FOP=[YR=1993] S8 E53 PTO=[YR=1993] E10 N51 W10 S51 \$ N8 W53 \$ E53 N43 W15 N12 W14 \$ E14 N19 \$ S31E25 N31 \$ PTR= E15 FUS=[YR=1993] E53 S26 W53 N26 \$ W15 \$.												