

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

2024

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
---------	--	----------	----

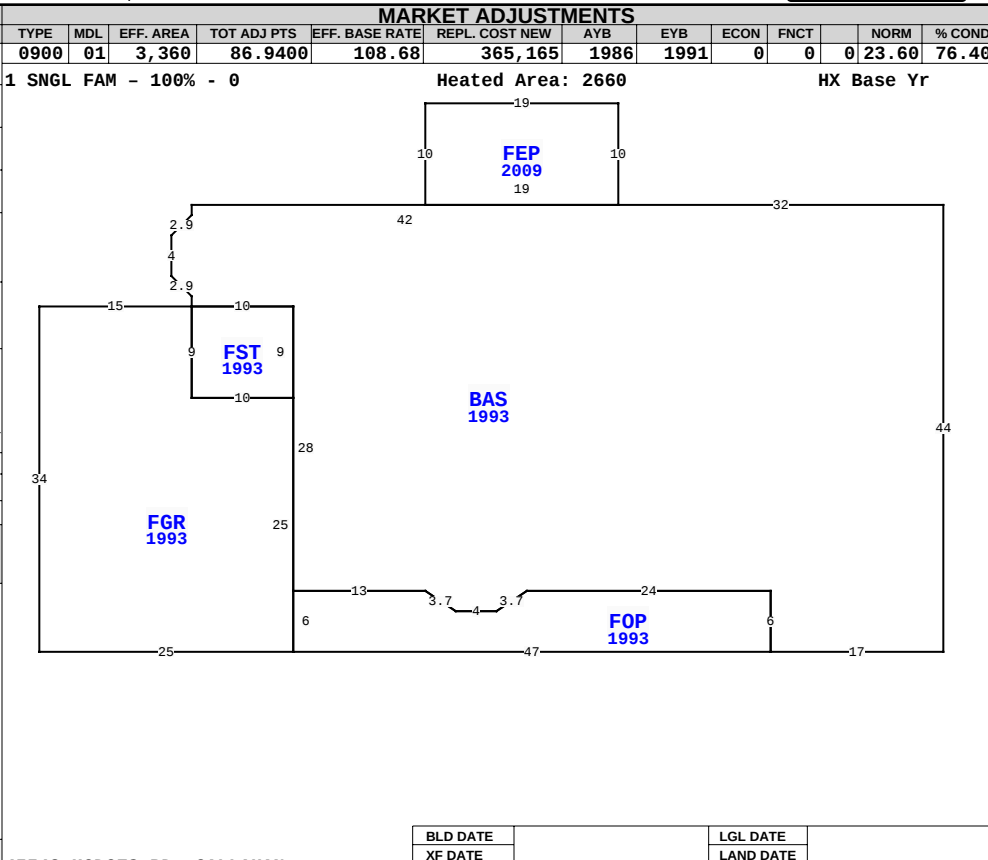
NEIGHBORHOOD/LOC	8026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	220,864
FEP	190	80	152	12,621
FGR	760	55	418	34,707
FOP	268	30	80	6,642
FST	90	55	50	4,152

TOTALS	3,968		3,360	278,986
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,270.00	UT	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	30	26	780.00	SF	6.50	6.50	
4	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	
5	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	
6	0812	CONCRETE C	0	100	0	0	3,452.00	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	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC	
2	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.60	AC	



45543 HODGES RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		278,986	
TOTAL MARKET OB/XF VALUE		50,645	
TOTAL LAND VALUE - MARKET		56,000	
TOTAL MARKET VALUE		385,631	
SOH/AGL Deduction		190,368	
ASSESSED VALUE		195,263	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		145,263	
TOTAL JUST VALUE		385,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,980	

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	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 \$											

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