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

2024

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

BUILDING CHARACTERISTICS

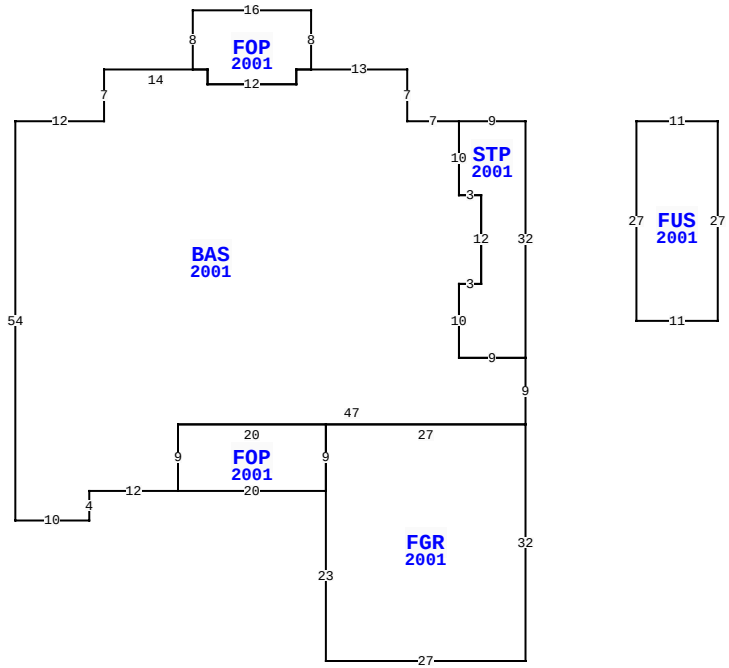
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	345,682
FGR	864	55	475	53,346
FOP	152	30	46	5,166
FOP	180	30	54	6,065
FUS	297	100	297	33,356
STP	252	10	25	2,808
TOTALS	4,823		3,975	446,423

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	134.50	534,638	2001	2001	0	0	0	16.50	83.50

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		487,226
TOTAL MARKET OB/XF VALUE		74,126
TOTAL LAND VALUE - MARKET		44,450
TOTAL MARKET VALUE		605,802
SOH/AGL Deduction		271,195
ASSESSED VALUE		334,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,607
TOTAL JUST VALUE		605,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,221

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
1	0940	SHEDS/PORT	0	100	24	16	384.00	SF	30.00	30.00	100	1986	1986	3	20	2,304	
2	0350	CARPORT WD	0	100	27	20	540.00	SF	13.00	13.00	100	1986	1986	3	20	1,404	
3	0812	CONCRETE C	0	100	0	0	1,398.00	SF	4.00	4.00	100	2001	2001	3	80	4,474	
4	0812	CONCRETE C	0	100	0	0	1,908.00	SF	4.00	4.00	100	1986	1986	3	49.5	3,778	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
6	0861	POOL GUNIT	0	100	0	0	663.00	SF	85.00	85.00	100	2007	2007	3	48	27,050	
7	0855	CONC PAVER	0	100	0	0	2,988.00	SF	10.00	10.00	100	2007	2007	3	88	26,294	
8	0851	PATIO STON	0	100	0	0	90.00	SF	0.75	0.75	100	2007	2007	3	88	59	
9	1076	TRELLIS A	0	100	32	13	416.00	SF	7.50	7.50	100	2007	2007	3	48	1,498	
10	1076	TRELLIS A	0	100	8	9	72.00	SF	7.50	7.50	100	2007	2007	3	48	259	

TOTAL OB/XF 70,095

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 08/06/2024 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
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2024

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

NASSAU COUNTY PROPERTY

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

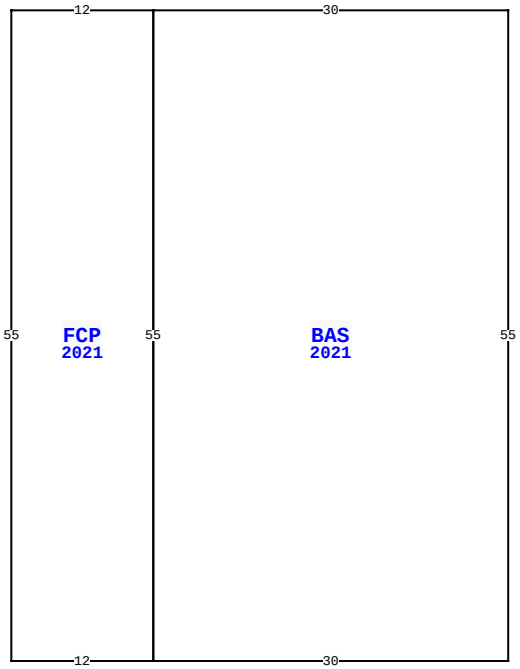
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	37,094
FCP	660	25	165	3,709
TOTALS	2,310		1,815	40,803

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	65.5500	22.94	41,636	2021	2021	0	0	0	2.00	98.00

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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,221

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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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
11	1076	TRELLIS A	0	100	10	29	290.00	SF	7.50	7.50	100	2007	2007	3	48	1,044	
12	1076	TRELLIS A	0	100	11	12	132.00	SF	4.88	4.88	100	2007	2007	3	48	309	
13	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2007	2007	3	31	2,678	

LAND DESCRIPTION

TOTAL OB/XF 4,031

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 08/06/2024 BY SYS