



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

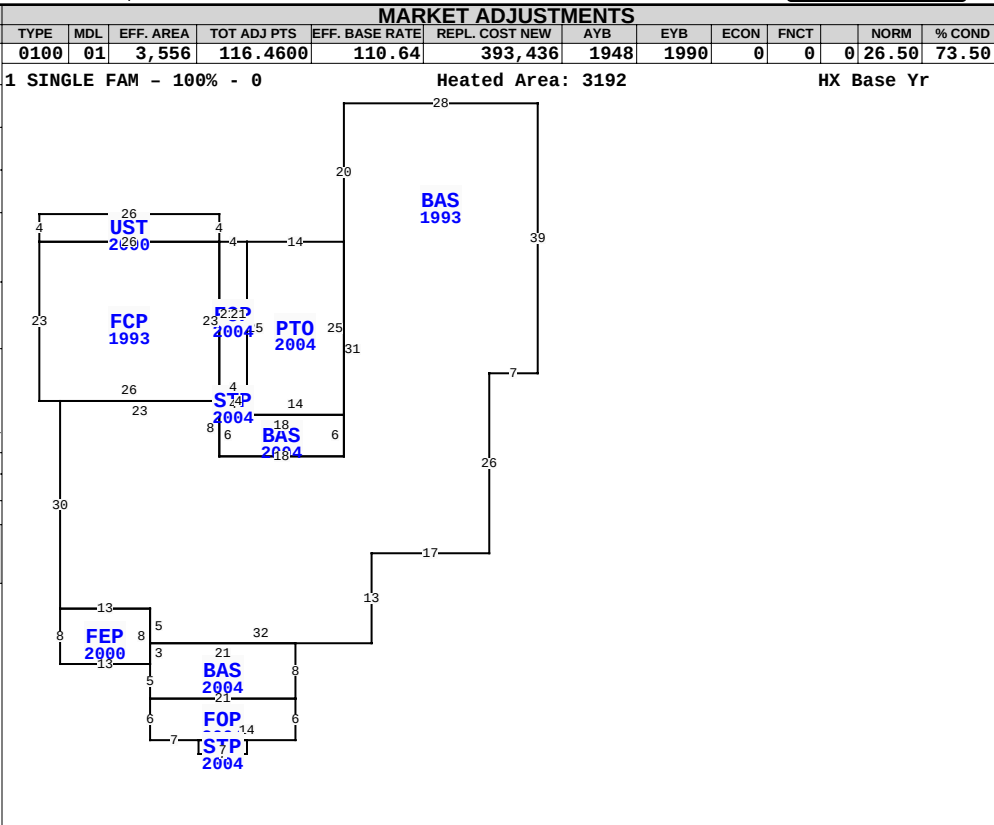
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,916	100	2,916	237,130
BAS	108	100	108	8,783
BAS	168	100	168	13,662
FCP	598	25	150	12,198
FEP	104	80	83	6,750
FOP	84	30	25	2,033
FOP	126	30	38	3,090
PTO	350	5	18	1,464
STP	14	10	1	82
STP	16	10	2	162
TOTALS	4,588		3,556	289,175

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0510	GARAGE WD-	0	0	32	50	1,600.00	SF	35.00	35.00	
4	0681	POLE SHED	0	0	15	50	750.00	SF	15.00	15.00	
5	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	7,643.00	SF	2.00	2.00	
7	0381	COOLER	0	0	17	12	204.00	SF	82.50	82.50	
8	0381	COOLER	0	0	14	10	140.00	SF	82.50	82.50	
9	0810	CONCRETE A	0	0	0	0	487.00	SF	6.50	6.50	
10	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	1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.50	AC	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC	1.00
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.14	AC	1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	16.64	AC	1.00
6	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	1.00

REVIEW DATE	03/11/2022	BY	HSA
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** This building has 11 Sub-Areas	BLD DATE	LGL DATE	05/19/2023	MLU
45120 DORMAN PL, CALLAHAN	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0510	GARAGE WD-	0	0	32	50	1,600.00	SF	35.00	35.00	100	1983	1983	3	20	11,200	
4	0681	POLE SHED	0	0	15	50	750.00	SF	15.00	15.00	100	1980	1980	3	20	2,250	
5	0812	CONCRETE C	0	100	0	0	1,248.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,622	
6	0803	ASPHALT C	0	0	0	0	7,643.00	SF	2.00	2.00	100	1980	1980	3	50	7,643	
7	0381	COOLER	0	0	17	12	204.00	SF	82.50	82.50	100	1980	1980	3	20	3,366	
8	0381	COOLER	0	0	14	10	140.00	SF	82.50	82.50	100	1980	1980	3	20	2,310	
9	0810	CONCRETE A	0	0	0	0	487.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,029	
10	0812	CONCRETE C	0	100	0	0	2,398.00	SF	4.00	4.00	100	2003	2003	3	83	7,961	

TOTAL OB/XF											
40,637											
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	1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.50	AC	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC	1.00
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.14	AC	1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	16.64	AC	1.00
6	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	1.00

Total Acres: 18.64	Total Land Value: 77,180	Market: 232,960	Agricultural: 7,180	Common: 70,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 3			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		614,351	
TOTAL MARKET OB/XF VALUE		53,863	
TOTAL LAND VALUE - MARKET		302,960	
TOTAL MARKET VALUE		745,394	
SOH/AGL Deduction		287,273	
ASSESSED VALUE		458,121	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		403,121	
TOTAL JUST VALUE		971,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		967,828	

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
0074/0135	1/01/1967	TA	Q	I	
SALE PRICE					
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											
40,637											
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	1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	6.50	AC	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC	1.00
4	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.14	AC	1.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	16.64	AC	1.00
6	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC	1.00

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MIZELL W D
45120 DORMAN PLACE
CALLAHAN, FL 32011

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

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