

PT PEDRO PONS GRANT
SEC 47-2N-25E & PT GOVT LOT 1
OF SEC 29-2N-25E PAR 10

HODGES RE LLC
11893 NEW KINGS RD
JACKSONVILLE, FL 32219

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 60
Interior Floor	10 TERRAZZO 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 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				
8009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,587	100	2,587	219,370
FCP	745	25	186	15,772
FOP	32	30	10	848
FST	119	55	65	5,512
UOP	192	20	38	3,222
USP	224	30	67	5,682
TOTALS	3,899		2,953	250,406

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	0	0	0	1,602.00	SF	3.00	3.00	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	AC	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,953	92.2986	115.37	340,688	1954	1980	0	0	26.50	73.50
1 SNGL FAM - 0% - 0 Heated Area: 2587 HX Base Yr											
45577 HODGES RD, CALLAHAN											

TOTAL OB/XF											
5,407											

TOTAL OB/XF											
5,407											

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		250,406	
TOTAL MARKET OB/XF VALUE		5,407	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		290,813	
SOH/AGL Deduction		71,241	
ASSESSED VALUE		219,572	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,572	
TOTAL JUST VALUE		290,813	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		280,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313577	REPAIR/RRF	11,000	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/878	7/12/2024	WD	U	I	11	100	
GRANTOR: MIZELL LARRY S							
GRANTEE: HODGES RE LLC							
1803/0916	6/22/2012	QC	U	I	11	100	
GRANTOR: MIZELL-HODGES LLC							
GRANTEE: MIZELL LARRY S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W7 USP=[YR=2005] N7 W32 S7 E32\$ W32 N3 W7 S3 W11 FCP=[YR=1993] N7 FST=[YR=1993] N17 W7 S17 E7\$ W7 N17 W29 S24 E36\$ W36 S30 E24 FOP=[YR=1993] E8 UOP=[YR=1993] E48 N4 W48 S4\$ N4 W8 S4\$ N4 E56 S4 E13 N30\$.											

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