PT OR 1773/1030
(EX OR 2674/846 &
EX R/W IN OR 442/666)

MIZELL-HODGES LLC
45460 HODGES RD
CALLAHAN, FL 32011

2024

47-2N-25-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

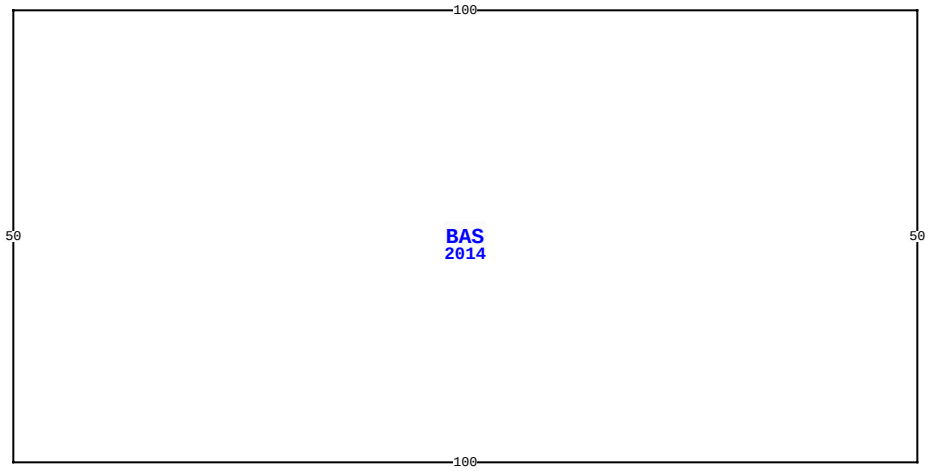
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	5,000	100	5,000	381,159
TOTALS	5,000		5,000	381,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	5,000	76.2215	81.75	408,750	2014	2014	0	0	0	6.75	93.25

1 CLUB HOUSE – 0% - 0 Heated Area: 5000 HX Base Yr



45460 HODGES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	381,159
TOTAL MARKET OB/XF VALUE	74,075
TOTAL LAND VALUE - MARKET	71,640
TOTAL MARKET VALUE	491,724
SOH/AGL Deduction	42,366
ASSESSED VALUE	449,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,358
TOTAL JUST VALUE	526,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	883,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012388	XFOB	0	12/03/2019
19002487	POLEBARN	0	03/12/2019
B1633327	XFOB	0	11/01/2016
C1530227	CO ISSUED	200,000	06/03/2015
B1530227	CONVERSION	200,000	04/01/2015
14142684	POLEBARN	0	03/14/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1773/1030	12/29/2011	QC	U	I	11	100
GRANTOR: MIZELL LARRY STEPHEN						
GRANTEE: MIZELL-HODGES LLC						
1336/0984	7/27/2005	TD	U	I	01	100
GRANTOR: HODGES HELEN B TRUST						
GRANTEE: MIZELL LARRY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W100S50E100N50$.

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	0	20	20	400.00	SF	30.00	30.00	100	2014	2014	3	65	7,800	
2	1242	WD DECK A	0	0	6	10	60.00	SF	10.00	10.00	100	2014	2014	3	65	390	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	65	416	
4	1242	WD DECK A	0	0	12	20	240.00	SF	10.00	10.00	100	2013	2013	3	60	1,440	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2014	2014	3	96	48	
6	0812	CONCRETE C	0	0	0	0	1,116.00	SF	4.00	4.00	100	2014	2014	3	95	4,241	
7	0819	CONC 12"	0	0	15	15	225.00	SF	9.50	9.50	100	2014	2014	3	95	2,031	
8	0858	SCULP CONC	0	0	0	0	3,213.00	SF	13.00	13.00	100	2014	2014	3	98	40,934	
9	1134	LANDSCP BL	0	0	28	2	56.00	SF	3.00	3.00	100	2014	2014	3	98	165	
12	0142	BAR TOP A	0	0	22	0	22.00	LF	165.00	165.00	100	2014	2014	3	65	2,360	

TOTAL OB/XF 59,825

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	500.00	500.00	1,490							
2	005030	A	AG TOURISM	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.98	AC		1.00	1.00	1.00	18,000.00	18,000.00	71,640							

REVIEW DATE 06/01/2022 BY TWHS Total Acres: 3.98 Total Land Value: 36,490 Market: 71,640 Agricultural: 36,490 Common: 0 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
13	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00	100	2015	2015	3	95	14,250	

TOTAL OB/XF 14,250

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

REVIEW DATE 06/01/2022 BY TWHS Total Acres: 3.98 Total Land Value: 36,490 Market: 71,640 Agricultural: 36,490 Common: 0 PRINTED 08/06/2024 BY SYS