IN OR 1512/177
(EX 12-1)
EX R/W IN OR 442/664

MIZELL MICHAEL D/MIZELL KAYLA H
45095 DORMAN PL
CALLAHAN, FL 32011

2024

47-2N-25-0000-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,150
TOTAL MARKET VALUE	1,199
SOH/AGL Deduction	0
ASSESSED VALUE	1,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,199
TOTAL JUST VALUE	101,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,150

JOINS AG PROPERTY/FAMILY HODGES/MIZELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2521/0611	12/13/2021	QC	U	V	11	100
GRANTOR: MIZELL MICHAEL D						
GRANTEE: MIZELL MICHAEL D &						
1512/0177	7/12/2007	WD	U	V	06	100
GRANTOR: HODGES POULTRY FARM I						
GRANTEE: MIZELL MICHAEL D						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	415.00	415.00	1,199							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,150							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.89 Total Land Value: 1,199 Market: 101,150 Agricultural: 1,199 Common: 0 PRINTED 08/06/2024 BY SYS