



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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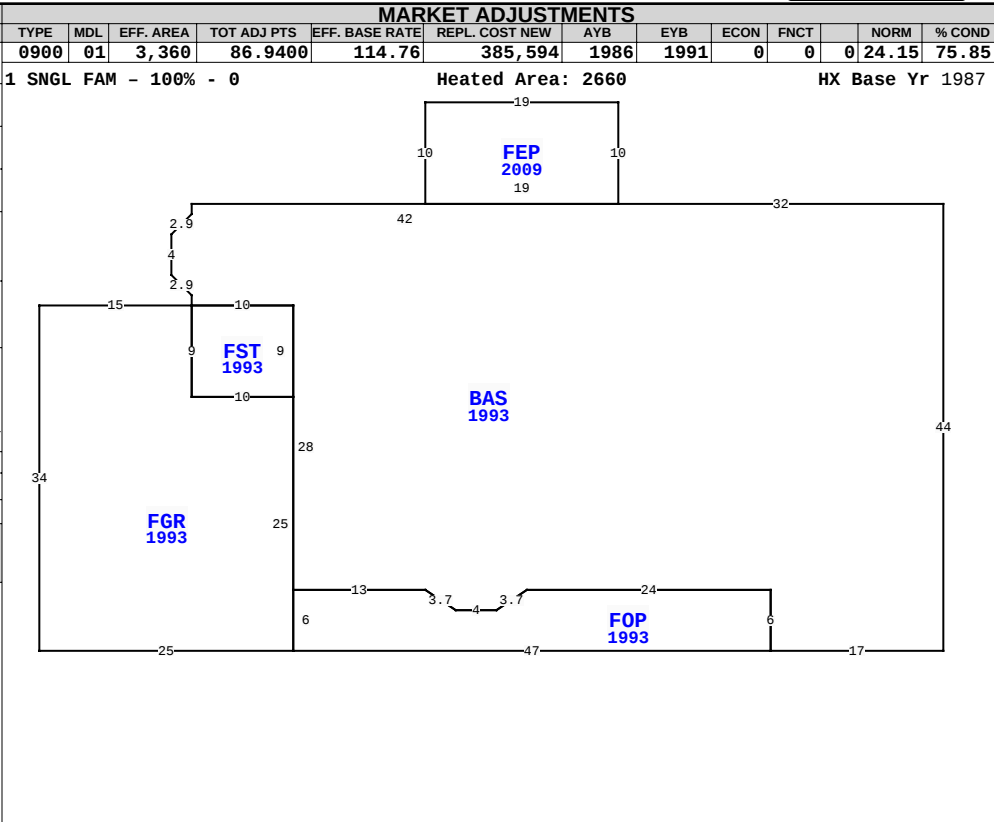
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	1993	2,660	231,541
FEP	190	80	2009	152	13,231
FGR	760	55	1993	418	36,385
FOP	268	30	1993	80	6,964
FST	90	55	1993	50	4,352

TOTALS	3,968			3,360	292,473
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,270.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
3	0810	CONCRETE A	0	100	30	26	780.00	SF	6.50
4	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00
5	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00
6	0812	CONCRETE C	0	100	0	0	3,452.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00
2	000100	C	RES	100	0006	OR	0.00	0.00	0.60



45543 HODGES RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	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	0812	CONCRETE C	0	100	0	0	3,270.00	SF	4.00	4.00	100	1986	1986	3	47	6,148	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	4,060	
3	0810	CONCRETE A	0	100	30	26	780.00	SF	6.50	6.50	100	2014	2014	3	94	4,766	
4	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	100	2014	2014	3	71	19,383	
5	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	60	1,440	
6	0812	CONCRETE C	0	100	0	0	3,452.00	SF	4.00	4.00	100	2014	2014	3	94	12,980	

TOTAL OB/XF														48,777			
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
06	OR	0.00	0.00	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00						
06	OR	0.00	0.00	0.60	AC		1.00	1.00	1.70	45,000.00	76,500.00						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		292,473	
TOTAL MARKET OB/XF VALUE		48,777	
TOTAL LAND VALUE - MARKET		108,900	
TOTAL MARKET VALUE		450,150	
SOH/AGL Deduction		249,224	
ASSESSED VALUE		200,926	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		150,204	
TOTAL JUST VALUE		450,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328011	GARAGE	28,433	11/01/2013
B1328012	XFOB	10,094	11/01/2013
R002925	REPAIR/RRF	9,605	12/01/2000
3116	N/A	63,100	12/09/1985

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0713/0112	8/31/1994	WD	U	I	07	100			
GRANTOR: HODGES HELEN B TRUST									
GRANTEE: MIZELL LARRY S & AN									
0390/0145	5/17/1983	WD	U	V		100			
GRANTOR: HODGES HELEN B TRUST									
GRANTEE: MIZELL LARRY S									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W32 W42 S1 D2L2 S4 D2R2 S1 E10 S28 E13 D2R3 E4 U2R3 E24 S6 E17 N44 \$									
FGR=[YR=1993;ORIG=-74,10] W15 S34 E25 N25 W10 N9 \$									
FOP=[YR=1993;ORIG=-64,44] E47 N6 W24 D2L3 W4 U2L3 W13 S6 \$									
FEP=[YR=2009;ORIG=-32,0] N10 W19 S10 E19 \$									
FST=[YR=1993;ORIG=-74,10] S9 E10 N9 W10 \$									