PT SECS 28 29 & 47 PEDRO PONS GR
IN OR 2798/1769
ESMT IN OR 2391/1313

MIZELL WALTER S
45200 DORMAN PL
CALLAHAN, FL 32011

2025

29-2N-25-0000-0005-0050

BUILDING CHARACTERISTICS

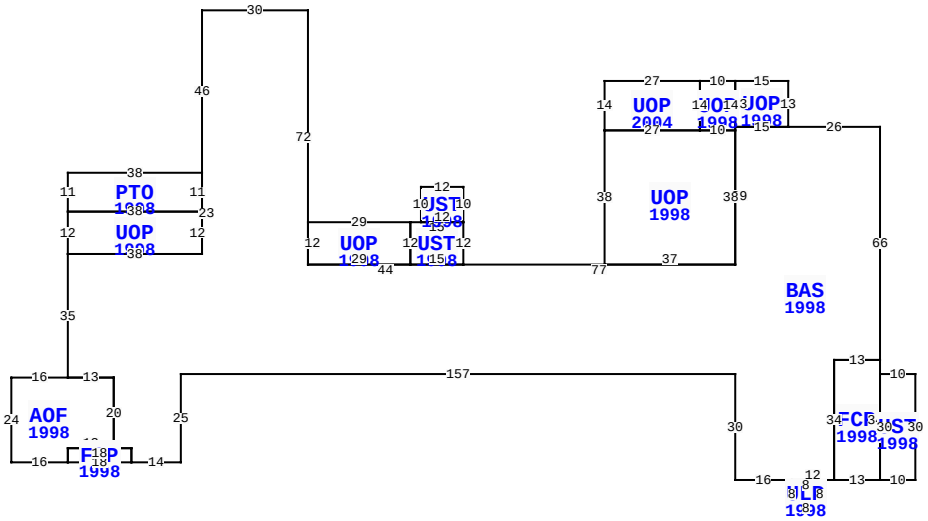
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 90
Interior Wall	03	PLASTER 10
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	644	100	1998	644	9,828
BAS	12,259	100	1998	12,259	187,073
FCP	442	30	1998	133	2,030
FOP	72	30	1998	22	336
PTO	418	5	1998	21	321
ULP	64	15	1998	10	153
UOP	140	20	1998	28	428
UOP	195	20	1998	39	595
UOP	348	20	1998	70	1,068
UOP	456	20	1998	91	1,389
TOTALS	17,422			13,914	212,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	04	13,914	57.8592	30.52	424,655	1948	1983	0	0	0	50.00	50.00

1 DIST WAREH – 0% - 0 Heated Area: 12903 HX Base Yr



** This building has 15 Sub-Areas

45105 DORMAN PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	212,328
TOTAL MARKET OB/XF VALUE	5,676
TOTAL LAND VALUE - MARKET	87,300
TOTAL MARKET VALUE	219,022
SOH/AGL Deduction	22,043
ASSESSED VALUE	196,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,979
TOTAL JUST VALUE	305,304
NCON VALUE	5,676
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2798/1769	7/03/2025	SW	U	I	11	100

GRANTOR: MIZELL W DORMAN

GRANTEE: MIZELL WALTER S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W26 UOP=[YR=1998] N13 W15 UOP=[YR=1998] W10UOP=[YR=2004] W27S14E27 N14$ S14 UOP=[YR=1998] W27 S38 E37 N38 W10 $ E10 N14 $ S13 E15 $ W15 S39 W77 UST=[YR=1998] N12 UST=[YR=1998] N10 W12 S10 E12 $W15 UOP=[YR=1998] W29 S12 E29 N12 $ S12 E15 $ W44 N72 W30 S46 PTO=[YR=1998] W38 S11 UOP=[YR=1998] S12 E38 N12 W38 $ E38 N11 $ S23 W38 S35 AOF=[YR=1998] W16 S24 E16 FOP=[YR=1998] E18 N4 W18 S4 $ N4 E13 N20 W13 $ E13 S20 E5 S4 E14 N25 E157 S30 E16 ULP=[YR=1998] S8 E8 N8 W8 $ E12 FCP=[YR=1998] E13UST=[YR=1998] E10 N30 W10 S30 $ N34W13 S34 $ N34 E13 N66 $.

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	0381	COOLER	0	0	17	12	204.00	SF	82.50	82.50	100	2026	1980		20	3,366	
2	0381	COOLER	0	0	14	10	140.00	SF	82.50	82.50	100	2026	1980		20	2,310	

LAND DESCRIPTION

TOTAL OB/XF 5,676

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	525.00	525.00	1,018							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,300							

REVIEW DATE 07/25/2025 BY TWA Total Acres: 1.94 Total Land Value: 1,018 Market: 87,300 Agricultural: 1,018 Common: 0 PRINTED 07/30/2025 BY SYS