BLK 1 PT LOTS 5 & 6
IN OR 1516/1704
JEHU BOOTHE SURVEY PBK 1/29

MIZELL WALTER S & CARRIE D
45200 DORMAN PLACE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

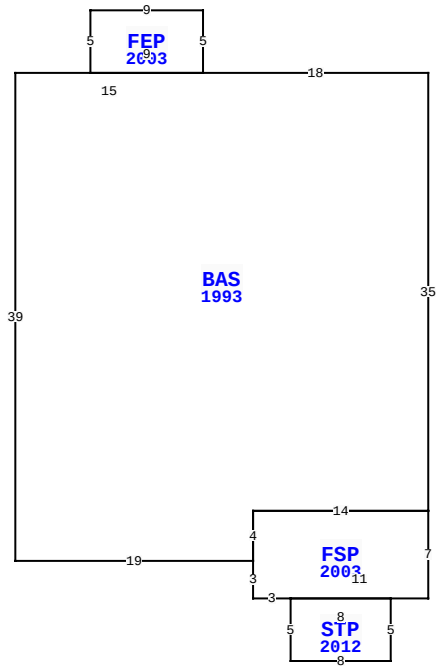
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1993	1,231	115,304
FEP	45	80	2003	36	3,372
FSP	98	40	2003	39	3,653
STP	40	10	2012	4	374
TOTALS	1,414			1,310	122,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	128.3100	128.31	168,086	1938	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 0% - 0 Heated Area: 1231 HX Base Yr



45383 GREEN AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	122,703
TOTAL MARKET OB/XF VALUE	10,883
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	200,086
SOH/AGL Deduction	62,211
ASSESSED VALUE	137,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,875
TOTAL JUST VALUE	200,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,545

EYB ADJSTD WELL MAINTANINED + REMODLING : 10/23KW
MISC CONCRETE & BRICK CR/CPT NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4657	ROOF		04/01/2023
B2559	REMODEL	2,500	01/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1704	8/03/2007	PR	U	I	24	120,000
GRANTOR: STRATTON HARRY O P/R						
GRANTEE: MIZELL WALTER S & C						
0579/0874	9/12/1989	PR	Q	I	01	100
GRANTOR: CONNER ALBERT BRYAN E						
GRANTEE: CONNER MAUDE HODGES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=2003] N5 W9 S5 E9$ W15 S39 E19
FSP=[YR=2003] S3 E3 STP=[YR=2012] S5 E8 N5 W8$ E11 N7 W14 S4$
N4 E14 N35$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1938	1938	3	20	700	
2	0811	CONCRETE B	0	0	0	0	561.00	SF	5.20	5.20	100	1960	1960	3	20	583	
3	0511	GARAGE CB-	0	0	40	20	800.00	SF	40.00	40.00	100	1960	1960	3	30	9,600	

LAND DESCRIPTION

TOTAL OB/XF 10,883

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	000100	C	RES	0	0006	MU	95.00	210.00	95.00	FF		1.00	1.00	1.00	700.00	700.00	66,500							

REVIEW DATE 07/13/2023 BY KW Total Acres: 0.00 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/30/2025 BY SYS