IN OR 1627/1643
EX R/W IN OR 723/702
1986 GREE DW/MH

MIZELL WALTER S
45200 DORMAN PLACE
CALLAHAN, FL 32011

2025

38-2N-24-0000-0002-0040

BUILDING CHARACTERISTICS

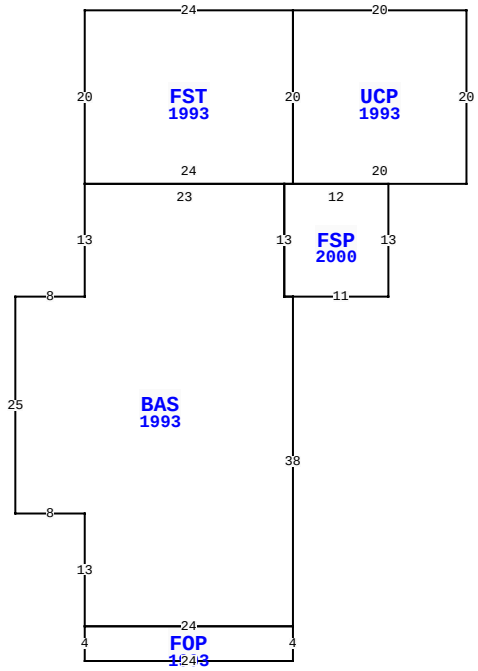
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1993	1,411	82,651
FOP	96	30	1993	29	1,698
FSP	156	40	2000	62	3,632
FST	480	55	1993	264	15,464
UCP	400	20	1993	80	4,686
TOTALS	2,543			1,846	108,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,846	104.6000	104.60	193,092	1952	1957	0	10	10	24.00	56.00

1 SINGLE FAM – 0% - 0 Heated Area: 1411 HX Base Yr



36059 ATKINSON LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	145,331
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	87,750
TOTAL MARKET VALUE	235,111
SOH/AGL Deduction	87,396
ASSESSED VALUE	147,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,715
TOTAL JUST VALUE	235,111
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1627/1643	6/30/2009	WD	Q	I	01	150,000
GRANTOR: ANDERSON PEGGY						
GRANTEE: MIZELL WALTER S						
0839/0490	6/26/1998	WD	U	I	18	100
GRANTOR: ANDERSON MARGERY A L/						
GRANTEE: ANDERSON WARREN & P						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W20 FST=[YR=1993] W24 S20 BAS=[YR=1993] S13 W8 S25 E8 S13 FOP=[YR=1993] S4 E24 N4 W24 $ E24 N38FSP=[YR=2000] E11 N13 W12 S13 E1 $ W1 N13 W23 $ E24 N20 $ S20 E20 N20 $.

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	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.95 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS

IN OR 1627/1643
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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
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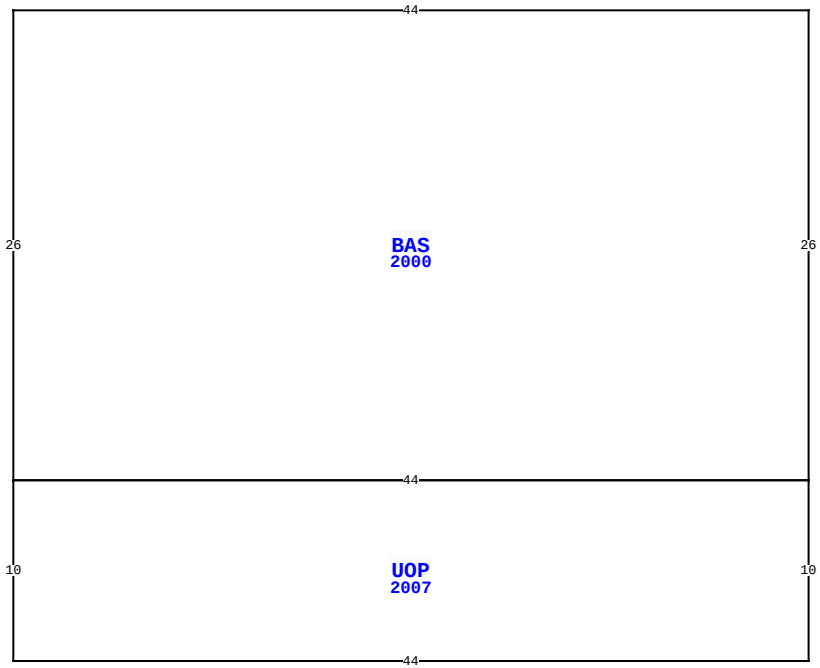
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2000	1,144	33,936
UOP	440	25	2007	110	3,263
TOTALS	1,584			1,254	37,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,254	123.6000	98.88	123,996	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1144 HX Base Yr



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0839/0490	6/26/1998	WD	U	I	18	100
GRANTOR: ANDERSON MARGERY A L/						
GRANTEE: ANDERSON WARREN & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 S26 UOP=[YR=2007] S10 E44 N10 W44$E44 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.95 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS