PT PEDRO PONS GRANT
SEC 47-2N-25E & PT GOVT LOT 1
OF SEC 29-2N-25E PAR 10

HODGES RE LLC
11893 NEW KINGS RD
JACKSONVILLE, FL 32219

2025

47-2N-25-0000-0010-0000

BUILDING CHARACTERISTICS

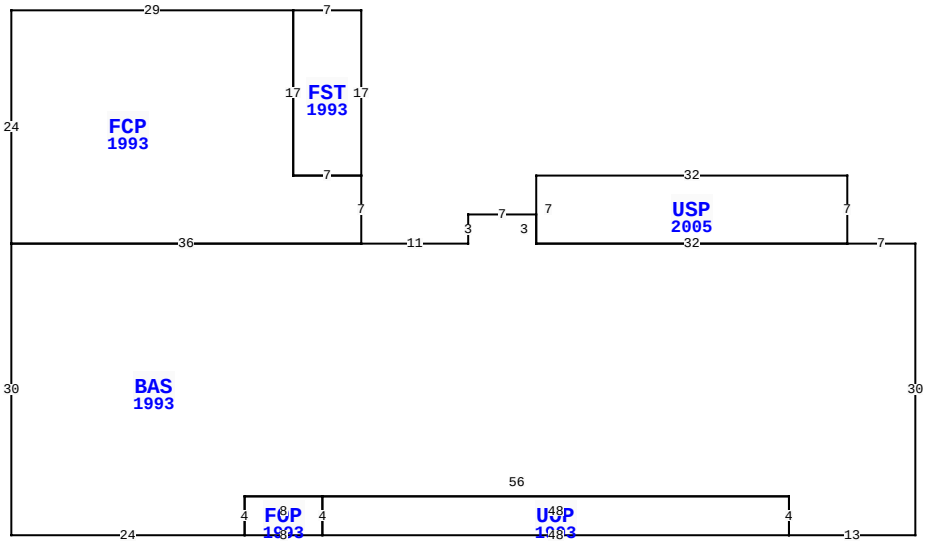
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	10	TERRAZZO 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,587	100	1993	2,587	230,077
FCP	745	25	1993	186	16,542
FOP	32	30	1993	10	889
FST	119	55	1993	65	5,781
UOP	192	20	1993	38	3,380
USP	224	30	2005	67	5,959
TOTALS	3,899			2,953	262,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,953	92.2986	121.83	359,764	1954	1980	0	0	0	27.00	73.00

1 SNGL FAM – 0% - 2025 Heated Area: 2587 HX Base Yr



45577 HODGES RD, CALLAHAN

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

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	0810	CONCRETE A	0	0	0	0	264.00	SF	6.50	6.50	100	1980	1980	3	30	515	
2	0812	CONCRETE C	0	0	0	0	1,602.00	SF	3.00	3.00	100	1985	1985	3	44	2,115	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	262,628
TOTAL MARKET OB/XF VALUE	5,150
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	330,778
SOH/AGL Deduction	0
ASSESSED VALUE	330,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,778
TOTAL JUST VALUE	330,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313577	REPAIR/RRF	11,000	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/878	7/12/2024	WD	U	I	11	100
GRANTOR: MIZELL LARRY S						
GRANTEE: HODGES RE LLC						
1803/0916	6/22/2012	QC	U	I	11	100
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: MIZELL LARRY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 USP=[YR=2005] N7 W32 S7 E32$ W32 N3 W7 S3 W11 FCP=[YR=1993] N7 FST=[YR=1993] N17 W7 S17 E7$ W7 N17 W29 S24 E36$ W36 S30 E24 FOP=[YR=1993] E8 UOP=[YR=1993] E48 N4 W48 S4$ N4 W8 S4$ N4 E56 S4 E13 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,150

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	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00	63,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS