

MIZELL-HODGES LLC
45460 HODGES RD
CALLAHAN, FL 32011

47-2N-25-0000-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6																											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																													
Exterior Wall		06		BD/BATTEN 100		0303		04		5,000		76.2215		83.08		415,400		2014		2014		0		0		7.50		92.50		VALUATION BY					STANDARD																								
Roof Structure				N/A 100		1		CLUB HOUSE - 0%		- 0						Heated Area: 5000														Tax Group: 6					Tax Dist:																								
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					384,245																								
Interior Wall		06		CUST PANEL 80																										TOTAL MARKET OB/XF VALUE					73,044																								
Interior Wall		05		DRYWALL 20																										TOTAL LAND VALUE - MARKET					119,400																								
Interior Floo		03		CONC FINSH 80																										TOTAL MARKET VALUE					493,779																								
Interior Floo		11		CLAY TILE 20																										SOH/AGL Deduction					3,134																								
Ceiling		02		F.NOT SUS 100																										ASSESSED VALUE					490,645																								
Air Condition		03		CENTRAL 100																										TOTAL EXEMPTION VALUE					0																								
Heating Type		04		AIR DUCTED 100																										BASE TAXABLE VALUE					490,645																								
Fixtures				7 100																										TOTAL JUST VALUE					576,689																								
Frame		02		WOOD FRAME 100																										NCON VALUE					0																								
Story Height				10 100																										INCOME VALUE																													
RMS				4 100																										PREVIOUS YEAR MKT VALUE					526,874																								
Stories		1.		1. 100																																																							
Units				0 100																																																							
Occupancy		00		NONE 100																																																							
Quality		02		Quality Level 02																																																							
DOR CODE		5000		IMPROVED AG																																																							
MAP NUM				MKT AREA																																																							
NEIGHBORHOOD/LOC				8026.00																																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
BAS		5,000		100		2014		5,000		384,245																																																	
TOTALS		5,000						5,000		384,245																																																	
EXTRA FEATURES										45460 HODGES RD, CALLAHAN										BLD DATE										LGL DATE										05/09/2025										MLU									
																				XF DATE										LAND DATE										03/28/2025										KBA									
																				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		0940		SHEDS/PORT		0 0 20 20				400.00		SF		30.00				30.00		100		2014		2014		3		60		7,200																													
2		1242		WD DECK A		0 0 6 10				60.00		SF		10.00				10.00		100		2014		2014		3		60		360																													
3		1242		WD DECK A		0 0 8 8				64.00		SF		10.00				10.00		100		2014		2014		3		60		384																													
4		1242		WD DECK A		0 0 12 20				240.00		SF		10.00				10.00		100		2013		2013		3		55		1,320																													
5		0402		CONC BUMPE		0 0 0 0				2.00		UT		25.00				25.00		100		2014		2014		3		96		48																													
6		0812		CONCRETE C		0 0 0 0				1,116.00		SF		4.00				4.00		100		2014		2014		3		94		4,196																													
7		0819		CONC 12"		0 0 15 15				225.00		SF		9.50				9.50		100		2014		2014		3		94		2,009																													
8		0858		SCULP CONC		0 0 0 0				3,213.00		SF		13.00				13.00		100		2014		2014		3		98		40,934																													
9		1134		LANDSCP BL		0 0 28 2				56.00		SF		3.00				3.00		100		2014		2014		3		98		165																													
10		0142		BAR TOP A		0 0 22 0				22.00		LF		165.00				165.00		100		2014		2014		3		60		2,178																													
LAND DESCRIPTION										TOTAL OB/XF										58,794																																							
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV											
1		005010		A		SERVICE ACRE		0				OR		0.00		0.00		2.98		AC				1.00		1.00		1.00		500.00		500.00		1,490																									
2		005030		A		AGRICULTURAL		0				OR		0.00		0.00		1.00		AC				1.00		1.00		1.00		35,000.00		35,000.00		35,000																									
3		009910		M		MARKET VALUE		0				OR		0.00		0.00		3.98		AC				1.00		1.00		1.00		30,000.00		30,000.00		119,400																									
REVIEW DATE		06/01/2022		BY		TWHS		Total Acres: 3.98		Total Land Value: 36,490		Market: 119,400		Agricultural: 36,490		Common: 0		PRINTED 07/30/2025 BY SYS																																									

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