PT N1/2 SEC 29
PT OR 1484/1444 & PT 1751/355
EX 3-8

MIZELL JEAN H EST (1/3INT)/SMITH RICHARD L (1/6 IN
924 ASHINGTON PLACE
ORLANDO, FL 32804

2026

29-2N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	359,370
TOTAL MARKET VALUE	7,781
SOH/AGL Deduction	0
ASSESSED VALUE	7,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,781
TOTAL JUST VALUE	359,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2182/0326	3/07/2018	QC	U	V	11	100
GRANTOR: BOYD EDITH S & RICHAR						
GRANTEE: BOYD RICHARD A & ED						
1751/0355	8/05/2011	WD	U	V	11	100
GRANTOR: MIZELL JEAN H						
GRANTEE: MIZELL JEAN H TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6.19	AC		1.00	1.00	1.00	530.00	530.00	3,281							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	26.47	AC		1.00	1.00	1.00	170.00	170.00	4,500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	32.67	AC		1.00	1.00	1.00	11,000.00	11,000.00	359,370							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 32.66 Total Land Value: 7,781 Market: 359,370 Agricultural: 7,781 Common: 0 PRINTED 07/09/2026 BY SYS