

PT SECS 28 29 & 47 PEDRO PONS GR
IN OR 2798/1769
ESMT IN OR 2391/1313

MIZELL WALTER S
45200 DORMAN PL
CALLAHAN, FL 32011

2026

29-2N-25-0000-0005-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 90
Interior Wall	03	PLASTER 10
Interior Floo	03	CONC FNSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

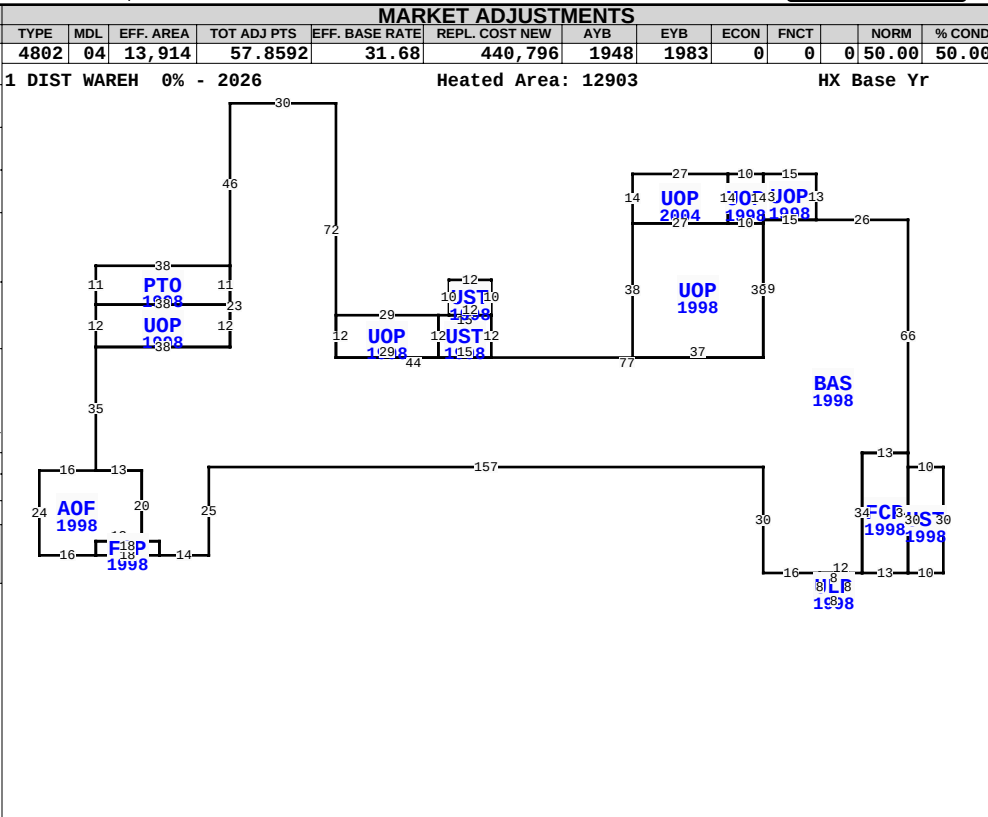
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	644	100	1998	644	10,201
BAS	12,259	100	1998	12,259	194,183
FCP	442	30	1998	133	2,107
FOP	72	30	1998	22	349
PTO	418	5	1998	21	333
ULP	64	15	1998	10	159
UOP	140	20	1998	28	444
UOP	195	20	1998	39	618
UOP	348	20	1998	70	1,109
UOP	456	20	1998	91	1,442

TOTALS	17,422			13,914	220,398
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0381	COOLER	0	0	17	12			204.00	SF	82.50					
2	0381	COOLER	0	0	14	10			140.00	SF	82.50					

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005010	A
2	009910	M



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF			5,676
L N	USE CODE	CLS	
1	005010	A	
2	009910	M	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				220,398	
TOTAL MARKET OB/XF VALUE				5,676	
TOTAL LAND VALUE - MARKET				97,000	
TOTAL MARKET VALUE				227,044	
SOH/AGL Deduction				0	
ASSESSED VALUE				227,044	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				227,044	
TOTAL JUST VALUE				323,074	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				305,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2798/1769	7/03/2025	SW	U	I	11
GRANTOR: MIZELL W DORMAN					
GRANTEE: MIZELL WALTER S					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1998] W26 UOP=[YR=1998] N13 W15 UOP=[YR=1998] W10UOP=[YR=2004] W27S14E27 N14\$ S14 UOP=[YR=1998] W27 S38 E37 N38 W10 \$ E10 N14 \$ S13 E15 \$ W15 S39 W77 UST=[YR=1998] N12 UST=[YR=1998] N10 W12 S10 E12 W15 UOP=[YR=1998] W29 S12 E29 N12 \$ S12 E15 \$ W44 W72 W30 S46 PTO=[YR=1998] W38 S11 UOP=[YR=1998] S12 E38 N12 W38 \$ E38 N11 \$ S23 W38 S35 AOF=[YR=1998] W16 S24 E16 FOP=[YR=1998] E18 N4 W18 S4 \$ N4 E13 N20 W13 \$ E13 S20 E5 S4 E14 N25 E157 S30 E16 ULP=[YR=1998] S8 E8 N8 W8 \$ E12 FCP=[YR=1998] E13UST=[YR=1998] E10 N30 W10 S30 \$ N34W13 S34 \$ N34 E13 N66 \$.					