

PT OR 1773/1030
(EX OR 2674/846 &
EX R/W IN OR 442/666)

MIZELL-HODGES LLC
45460 HODGES RD
CALLAHAN, FL 32011

2026

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	01
Roof Cover	06
Interior Wall	05
Interior Wall	03
Interior Floo	11
Interior Floo	02
Ceiling	03
Air Condition	04
Heating Type	04
Fixtures	02
Frame	02
Story Height	10
RMS	4
Stories	1
Units	0
Occupancy	00
Quality	02
DOR CODE	5000
MAP NUM	
NEIGHBORHOOD/LOC	8026.00

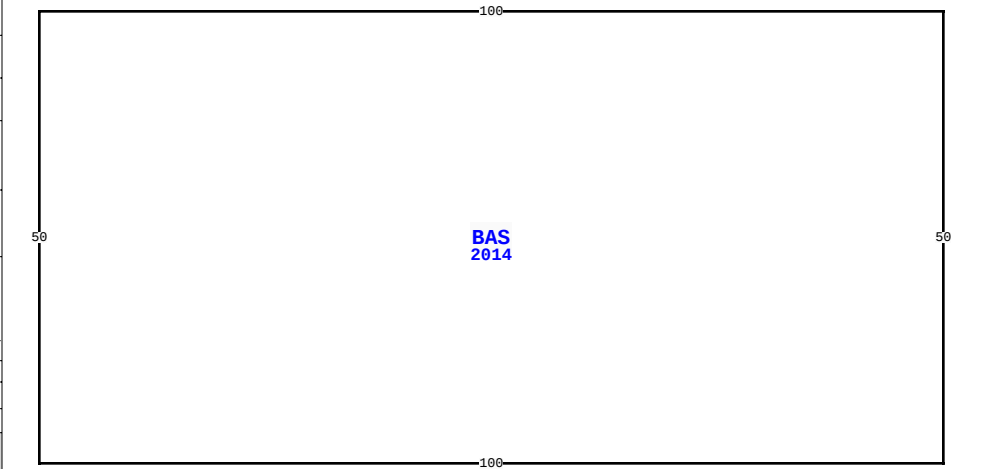
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100	2014	5,000	395,993
TOTALS	5,000			5,000	395,993

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	55	6,600	
2	1242	WD DECK A	0	0	6	10	60.00	SF	10.00	10.00	100	2014	2014	3	55	330	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2014	2014	3	55	352	
4	1242	WD DECK A	0	0	12	20	240.00	SF	10.00	10.00	100	2013	2013	3	50	1,200	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2014	2014	3	95	48	
7	0819	CONC 12"	0	0	15	15	225.00	SF	9.50	9.50	100	2014	2014	3	93	1,988	
10	0142	BAR TOP A	0	0	22	0	22.00	LF	165.00	165.00	100	2014	2014	3	55	1,997	
11	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00	100	2015	2015	3	94	14,100	

LAND DESCRIPTION	
L N	USE CODE
1	005010
2	005030
3	009910

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	5,000	76.2215	86.32	431,600	2014	2014	0	0	8.25	91.75
1 CLUB HOUSE 0% - 0 Heated Area: 5000 HX Base Yr											



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU
						03/28/2025	KBA

EXTRA FEATURES											
45460 HODGES RD, CALLAHAN											

TOTAL OB/XF											
26,615											

Total Acres: 3.98 Total Land Value: 36,490 Market: 139,300 Agricultural: 36,490 Common: 0

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	395,993
TOTAL MARKET OB/XF VALUE	26,615
TOTAL LAND VALUE - MARKET	139,300
TOTAL MARKET VALUE	459,098
SOH/AGL Deduction	0
ASSESSED VALUE	459,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,098
TOTAL JUST VALUE	561,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012388	XFOB	0	12/03/2019
19002487	POLEBARN	0	03/12/2019
B1633327	XFOB	0	11/01/2016
C1530227	CO ISSUED	200,000	06/03/2015
B1530227	CONVERSION	200,000	04/01/2015
14142684	POLEBARN	0	03/14/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1773/1030	12/29/2011	QC	U	I	11	100	
GRANTOR: MIZELL LARRY STEPHEN							
GRANTEE: MIZELL-HODGES LLC							
1336/0984	7/27/2005	TD	Q	I	01	100	
GRANTOR: HODGES HELEN B TRUST							
GRANTEE: MIZELL LARRY STEPHE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2014] W100S50E100N50\$.							

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