



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,259	100	2,259	177,249
FDG	1,104	60	662	51,943
FEP	470	80	376	29,502
FGR	594	55	327	25,658
FOP	207	30	62	4,865

TOTALS	4,634	3,686	289,216
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0202	BARN WD 30	0	0	0	0	4,200.00	SF	15.00
4	0370	CHICKEN HS	0	0	388	24	9,312.00	SF	2.00
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
7	0812	CONCRETE C	0	0	0	0	2,040.00	SF	4.00
8	0812	CONCRETE C	0	0	0	0	1,656.00	SF	4.00
12	0370	CHICKEN HS	0	0	40	24	960.00	SF	2.00
13	0370	CHICKEN HS	0	0	46	35	1,610.00	SF	2.00
14	0681	POLE SHED	0	0	120	12	1,440.00	SF	15.00
15	0350	CARPORT WD	0	0	150	75	11,250.00	SF	13.00
16	0370	CHICKEN HS	0	0	50	40	2,000.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	2.00
2	005500	A	TIMBER 2 SI	0			0.00	0.00	14.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.60
4	005010	A	SVCE ACRGE	0			0.00	0.00	2.00
5	006005	A	PAST/GRAZE	0			0.00	0.00	5.00
6	009910	M	MKT. VAL. AG	0			0.00	0.00	36.60

REVIEW DATE	07/20/2017	BY	TW
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,686	108.0000	97.47	359,274	1994	1996	0	0	0	19.50	80.50	
1 SINGLE FAM - 0% - 0 Heated Area: 2259 HX Base Yr													

3456 TURKEY TROT TR, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0202	BARN WD 30	0	0	0	0	4,200.00	SF	15.00	15.00	100	1980	1980	3	20	12,600	
4	0370	CHICKEN HS	0	0	388	24	9,312.00	SF	2.00	2.00	100	1984	1984	3	20	3,725	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
7	0812	CONCRETE C	0	0	0	0	2,040.00	SF	4.00	4.00	100	1994	1994	3	70	5,712	
8	0812	CONCRETE C	0	0	0	0	1,656.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,279	
12	0370	CHICKEN HS	0	0	40	24	960.00	SF	2.00	2.00	100	2002	2002	3	32	614	
13	0370	CHICKEN HS	0	0	46	35	1,610.00	SF	2.00	2.00	100	2002	2002	3	32	1,030	
14	0681	POLE SHED	0	0	120	12	1,440.00	SF	15.00	15.00	100	2004	2004	3	40	8,640	
15	0350	CARPORT WD	0	0	150	75	11,250.00	SF	13.00	13.00	100	2006	2006	3	31	45,338	
16	0370	CHICKEN HS	0	0	50	40	2,000.00	SF	2.00	2.00	100	2007	2007	3	52	2,080	

TOTAL OB/IF	85,713
-------------	--------

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
1	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000
2	005500	A	TIMBER 2 SI	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	550.00	550.00	7,700
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.60	AC		1.00	1.00	1.00	175.00	175.00	2,730
4	005010	A	SVCE ACRGE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000
5	006005	A	PAST/GRAZE	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200
6	009910	M	MKT. VAL. AG	0			0.00	0.00	36.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	219,600

Total Acres:	38.60	Total Land Value:	73,630	Market:	219,600	Agricultural:	13,630
--------------	-------	-------------------	--------	---------	---------	---------------	--------

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					449,330				
TOTAL MARKET OB/XF VALUE					153,503				
TOTAL LAND VALUE - MARKET					279,600				
TOTAL MARKET VALUE					676,463				
SOH/AGL Deduction					88,123				
ASSESSED VALUE					588,340				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					588,340				
TOTAL JUST VALUE					882,433				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					522,464				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700316	GARAGE	0	01/01/2017
B1531511	XFOB	0	12/30/2015
B1531512	XFOB	0	12/30/2015
B1530876	ANTENNA	5,000	07/01/2015
C21794	CO ISSUED	142,000	10/22/2008
E21240	ELEC OTHER	10,320	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1832/0994	12/28/2012	WD	U	I	30	100	
GRANTOR: MIZELL CLYDE J & NORA							
GRANTEE: MIZELL FARMS LLC							
1419/0679	6/12/2006	QC	U	I	06	100	
GRANTOR: MIZELL W DORMAN & JEA							
GRANTEE: MIZELL CLYDE J & NO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W24 FEP=[YR=2009] W37 S14 E21 N3 E16 N11 \$ S11 W16 S3 W21 N14 W15 S44 E18 FOP=[YR=1994] S6 E31 N6 FGR=[YR=1994] E27 N22 W27 S22 \$ W12 N3 W7 S3 W12 \$ E12 N3 E7 S3 E12 N22 E27 N22 \$ PTR= E15 FDG=[YR=1996] E46 S24 W46 N24 \$ W15 \$.									

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

10-2N-23-0000-0014-0000

[illegible]

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

10-2N-23-0000-0014-0000

[illegible]