

PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E IN OR 2362/1494
{2008 DEST SW/MH}

MIZELL TIMBERLANDS LLC
PO BOX 5011
CALLAHAN, FL 32011-5011

2023

10-2N-23-0000-0017-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																
																	VALUATION BY STANDARD																																
																	Tax Group: 6						Tax Dist:																										
																	BUILDING MARKET VALUE						0																										
																	TOTAL MARKET OB/XF VALUE						12,000																										
																	TOTAL LAND VALUE - MARKET						87,500																										
																	TOTAL MARKET VALUE						99,500																										
																	SOH/AGL Deduction						38,697																										
																	ASSESSED VALUE						60,803																										
																	TOTAL EXEMPTION VALUE						0																										
																	BASE TAXABLE VALUE						60,803																										
TOTAL JUST VALUE						99,500																																											
NCON VALUE						0																																											
INCOME VALUE																																																	
PREVIOUS YEAR MKT VALUE						60,750																																											
DOR CODE					0001			VAC W/XFOB																																									
MAP NUM								MKT AREA			09																																						
NEIGHBORHOOD/LOC					9001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED																				
																	C5091				CO ISSUED				0				07/31/2008																				
																	MH5091				MH MOVE-ON				0				07/01/2008																				
																	MH5091				MH MOVE-ON				0				07/01/2008																				
																	E20987				ELEC OTHER				0				07/01/2008																				
																	P13322				OTHER				0				07/01/2008																				
																	SALES DATA																																
																	OFF RECORD Number				DATE				TYPE INST		Q / V I / I		RSN CD		SALE PRICE																		
																	2362/1494				5/18/2020				QC U		I		11		100																		
																	GRANTOR: MIZELL ADAM & CARRIE																																
GRANTEE: MIZELL TIMBERLANDS																																																	
1480/0939				2/22/2007				WD Q		V				60,000																																			
GRANTOR: WILSON EARL & EVELENA																																																	
GRANTEE: MIZELL ADAM & CARRI																																																	
TOTALS																	BLD DATE								LGL DATE																								
EXTRA FEATURES					23501 CR 121, HILLIARD												XF DATE								LAND DATE																								
																	INC DATE								AG DATE																								
																													06/16/2023				MLU																
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																																	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000																																	
																		TOTAL OB/XF										12,000																					
																		LAND DESCRIPTION																															
																		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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	87,500														
REVIEW DATE					08/14/2018					BY					TWX					Total Acres: 3.50					Total Land Value: 87,500					Market: 0					Agricultural: 0					Common: 87,500					PRINTED 08/02/2023 BY SYS				