PT OF GOVT LOTS 3 & 4 OF
SEC 10-2N-23E & PT OF GOVT LOT
2 OF SEC 15-2N-23E

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

2023

10-2N-23-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

TURKEY TROT TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/30/2019 MF
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	460,800
TOTAL MARKET VALUE	62,828
SOH/AGL Deduction	0
ASSESSED VALUE	62,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,828
TOTAL JUST VALUE	460,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2158/1067	11/15/2017	SW	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: MIZELL FARMS LLC						
2158/1062	11/15/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER ATLANTIC T						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	82.40	AC		1.00	1.00	1.00	720.00	720.00	59,328							
2	005902	A	HARDWOOD SI	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	102.40	AC		1.00	1.00	1.00	4,500.00	4,500.00	460,800							

REVIEW DATE 11/21/2022 BY WWX Total Acres: 102.40 Total Land Value: 62,828 Market: 460,800 Agricultural: 62,828 Common: 0 PRINTED 08/02/2023 BY SYS