GOVT LOT 8 OF SEC 11-2N-23E
IN OR 1832/994 BEING PARCEL C

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

2023

11-2N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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 TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/21/2021 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	296,000
TOTAL MARKET VALUE	16,280
SOH/AGL Deduction	0
ASSESSED VALUE	16,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,280
TOTAL JUST VALUE	296,000
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
1832/0994	12/28/2012	WD	U	I	30	100
GRANTOR: MIZELL CLYDE J & NORA						
GRANTEE: MIZELL FARMS LLC						
1419/0676	6/12/2006	WD	U	I	01	493,000
GRANTOR: MIZELL W D & JEAN H L						
GRANTEE: MIZELL CLYDE J & NO						

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	440.00	440.00	16,280							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	37.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	296,000							

REVIEW DATE 11/21/2022 BY WWA Total Acres: 37.00 Total Land Value: 16,280 Market: 296,000 Agricultural: 16,280 Common: 0 PRINTED 08/02/2023 BY SYS