GOVT LOTS 6 & 7
PT OR 2129/35

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

2023

11-2N-23-0000-0008-0010

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

RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/07/2018 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	393,750
TOTAL MARKET VALUE	69,300
SOH/AGL Deduction	0
ASSESSED VALUE	69,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,300
TOTAL JUST VALUE	393,750
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
2129/0035	3/21/2017	WD	Q	V	05	369,200
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: MIZELL FARMS LLC						
2076/0895	9/22/2016	WD	Q	V	05	184,700
GRANTOR: THOMPSON TERESA D						
GRANTEE: GEIGER ZENOUS RICHA						

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	157.50	AC		1.00	1.00	1.00	440.00	440.00	69,300							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	157.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	393,750							

REVIEW DATE 11/21/2022 BY WWA Total Acres: 157.50 Total Land Value: 69,300 Market: 393,750 Agricultural: 69,300 Common: 0 PRINTED 08/02/2023 BY SYS