PT CORNELS GRIFFITH GRANT
SEC 38-2N-23E & PT OF GOVT
LOT 1 OF SEC 15-2N-23E IN

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

**2023**

**38-2N-23-0000-0004-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 | 06/21/2017 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 | 431,225 |
| TOTAL MARKET VALUE | 78,306 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 78,306 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 78,306 |
| TOTAL JUST VALUE | 431,225 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17005589 | CO ISSUED | 0 | 06/23/2017 |
| B1632981 | NEW CONSTR | 391,279 | 09/30/2016 |
| C125440 | CO ISSUED | 0 | 11/01/2012 |
| P1216166 | NEW CONSTR | 0 | 10/01/2012 |
| MH125440 | MH MOVE-ON | 0 | 10/01/2012 |
| M1217662 | H/AC | 0 | 10/01/2012 |

### 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 L/E | | | | | | |
| 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 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 102.00 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 56,100 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | | 0.00 | 0.00 | 42.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 17,220 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 28.49 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 4,986 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 172.49 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 431,225 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 172.49 Total Land Value: 78,306 Market: 431,225 Agricultural: 78,306 Common: 0 PRINTED 08/02/2023 BY SYS