S1/2 OF GOVT LOT 4 OF
SEC 11-2N-23E IN OR 1832/994
BEING PT OF PARCEL "D"

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

2024

11-2N-23-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6700	POULTRY,BEES,FISH	
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

3752 TURKEY TROT TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/15/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	142,783
TOTAL LAND VALUE - MARKET	392,000
TOTAL MARKET VALUE	156,423
SOH/AGL Deduction	0
ASSESSED VALUE	156,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,423
TOTAL JUST VALUE	534,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000387	(4) 40X250 CHICKE	0	01/11/2024
20005894	XFOB	0	07/08/2020
E22022	ELEC OTHER	0	08/01/2009
E18951	ELEC OTHER	0	03/01/2007
E18952	ELEC OTHER	0	03/01/2007

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
1	0370	CHICKEN HS	0	0	415	47	19,505.00	SF	2.00	2.00	100	1981	1981	3	20	7,802	
2	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
3	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
4	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
5	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
6	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
7	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
8	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	1994	1994	3	20	4,000	
9	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	
10	0812	CONCRETE C	0	0	0	0	1,134.00	SF	4.00	4.00	100	2005	2005	3	86	3,901	

TOTAL OB/XF 45,703

LAND DESCRIPTION

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	006700	A	POULTRY	0	0005	OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	605.00	605.00	7,865							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	415.00	415.00	2,075							
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	392,000							

REVIEW DATE 12/07/2020 BY TWA Total Acres: 28.00 Total Land Value: 13,640 Market: 392,000 Agricultural: 13,640 Common: 0 PRINTED 08/06/2024 BY SYS

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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
11	0370	CHICKEN HS	0	0	300	40	12,000.00	SF	2.00	2.00	100	2007	2007	3	48	11,520	
12	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	2020	2020	3	93	18,600	
13	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	2020	2020	3	93	18,600	
14	0370	CHICKEN HS	0	0	250	40	10,000.00	SF	2.00	2.00	100	2020	2020	3	93	18,600	
15	0370	CHICKEN HS	0	0	400	40	16,000.00	SF	2.00	2.00	100	2020	2020	3	93	29,760	

LAND DESCRIPTION

TOTAL OB/XF 97,080

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

REVIEW DATE 12/07/2020 BY TWA Total Acres: 28.00 Total Land Value: 13,640 Market: 392,000 Agricultural: 13,640 Common: 0 PRINTED 08/06/2024 BY SYS