PT OF E1/2 OF SW1/4 OF
SEC 10-2N-23E IN OR 2362/1494
{2008 DEST SW/MH}

MIZELL TIMBERLANDS LLC
PO BOX 5011
CALLAHAN, FL 32011-5011

2025

10-2N-23-0000-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

23501 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	117,000
SOH/AGL Deduction	43,429
ASSESSED VALUE	73,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,571
TOTAL JUST VALUE	117,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5091	CO ISSUED	0	07/31/2008
MH5091	MH MOVE-ON	0	07/01/2008
MH5091	MH MOVE-ON	0	07/01/2008
E20987	ELEC OTHER	0	07/01/2008
P13322	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2362/1494	5/18/2020	QC	U	I	11	100
GRANTOR: MIZELL ADAM & CARRIE						
GRANTEE: MIZELL TIMBERLANDS						
1480/0939	2/22/2007	WD	Q	V		60,000
GRANTOR: WILSON EARL & EVELENA						
GRANTEE: MIZELL ADAM & CARRI						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2008	2008	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0	0004	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS