PT CORNELS GRIFFITH GRANT
SEC 38-2N-23E IN OR 1832/994
BEING PARCEL "A"

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

2025

38-2N-23-0000-0001-0000

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	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

TURKEY TROT TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	340,000
TOTAL MARKET VALUE	14,800
SOH/AGL Deduction	0
ASSESSED VALUE	14,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,800
TOTAL JUST VALUE	340,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413005	XFOB	0	01/06/2004

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	Q	I	02	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	PASTURE - HA	0	0007	OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	370.00	370.00	14,800							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	340,000							

REVIEW DATE 05/09/2025 **BY** MLU Total Acres: 40.00 Total Land Value: 14,800 Market: 340,000 Agricultural: 14,800 Common: 0 **PRINTED** 07/30/2025 BY SYS