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

MIZELL FARMS LLC
3456 TURKEY TROT TRL
HILLIARD, FL 32046

2025

38-2N-23-0000-0002-0000

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	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	76,800
TOTAL LAND VALUE - MARKET	434,500
TOTAL MARKET VALUE	109,575
SOH/AGL Deduction	0
ASSESSED VALUE	109,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,575
TOTAL JUST VALUE	511,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428520	NEW CONSTR	0	03/01/2014
B1428521	NEW CONSTR	0	03/01/2014
B16943	NEW CONSTR	0	01/01/2006
B16944	NEW CONSTR	0	01/01/2006
E16642	ELEC OTHER	2,000	01/01/2006
E16643	ELEC OTHER	2,000	01/01/2006

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	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	300	40	12,000.00	SF	2.00	2.00	100	2006	2006	3	40	9,600	
2	0370	CHICKEN HS	0	0	300	40	12,000.00	SF	2.00	2.00	100	2006	2006	3	40	9,600	
3	0370	CHICKEN HS	0	0	300	40	12,000.00	SF	2.00	2.00	100	2007	2007	3	44	10,560	
4	0681	POLE SHED	0	0	60	40	2,400.00	SF	11.25	11.25	100	2008	2008	3	48	12,960	
5	0370	CHICKEN HS	0	0	300	40	12,000.00	SF	2.00	2.00	100	2014	2014	3	71	17,040	
6	0370	CHICKEN HS	0	0	300	40	12,000.00	SF	2.00	2.00	100	2014	2014	3	71	17,040	

LAND DESCRIPTION

TOTAL OB/XF 76,800

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		OR	0.00	0.00	60.50	AC		1.00	1.00	1.00	370.00	370.00	22,385							
2	006700	A	POULTRY	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	605.00	605.00	10,285							
3	005970	A	AGRICULTURAL	0					1.50	AC		1.00	1.00	1.00	70.00	70.00	105							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							

REVIEW DATE 06/07/2021 BY TWA Total Acres: 79.00 Total Land Value: 32,775 Market: 434,500 Agricultural: 32,775 Common: 0 PRINTED 07/30/2025 BY SYS