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

2025

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	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 TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/16/2025 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	517,470
TOTAL MARKET VALUE	75,343
SOH/AGL Deduction	0
ASSESSED VALUE	75,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,343
TOTAL JUST VALUE	517,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,225

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	Q	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 N S	0		OR	0.00	0.00	102.00	AC		1.00	1.00	1.00	525.00	525.00	53,550							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	42.00	AC		1.00	1.00	1.00	390.00	390.00	16,380							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.49	AC		1.00	1.00	1.00	190.00	190.00	5,413							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	172.49	AC		1.00	1.00	1.00	3,000.00	3,000.00	517,470							

REVIEW DATE 05/09/2025 **BY** MLU Total Acres: 172.49 Total Land Value: 75,343 Market: 517,470 Agricultural: 75,343 Common: 0 **PRINTED** 07/30/2025 **BY** SYS