

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

10-2N-23-0000-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																																																																																																										
Exterior Wall		20	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Roof Structure		03	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Interior Wall		12	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Interior Floor		11	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Air Condition		04	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Heating Type		02	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Bedrooms		01	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Bathrooms		02	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Frame		01	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Stories		01	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Units		00	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Occupancy		00	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
			FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
Quality		03	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
DOR CODE		5000	FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876	
MAP NUM			FACE BRICK 100		GABLE/HIP 100		MODULAR MT 100		DRYWALL 100		CLAY TILE 100		CENTRAL 100		AIR DUCTED 100		WOOD FRAME 100		1. 100		0 100		NONE 100		03		Quality Level 03		5000		IMPROVED AG		MAP NUM		MKT AREA		09		NEIGHBORHOOD/LOC		9001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,259		100		1994		2,259		198,757		FDG		1,104		60		1996		662		58,246		FEP		470		80		2009		376		33,082		FGR		594		55		1994		327		28,771		FOP		207		30		1994		62		5,455		FOP		868		30		2023		260		22,876</	

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