PT OF GOVT LOTS 3 & 4 OF
SEC 10-2N-23E & PT OF GOVT LOT
2 OF SEC 15-2N-23E

MIZELL FARMS LLC
3456 TURKEY TROT TRAIL
HILLIARD, FL 32046

2026

10-2N-23-0000-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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	05/12/2026 MLU
INC DATE		AG DATE	10/21/2024 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	1,126,400
TOTAL MARKET VALUE	60,256
SOH/AGL Deduction	0
ASSESSED VALUE	60,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,256
TOTAL JUST VALUE	1,126,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1067	11/15/2017	SW	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: MIZELL FARMS LLC						
2158/1062	11/15/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: RAYONIER ATLANTIC T						

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	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	82.40	AC		1.00	1.00	1.00	690.00	690.00	56,856							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	170.00	170.00	3,400							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	102.40	AC		1.00	1.00	1.00	11,000.00	11,000.00	1,126,400							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 102.40 Total Land Value: 60,256 Market: 1,126,400 Agricultural: 60,256 Common: 0 PRINTED 07/09/2026 BY SYS