PT CORNEL GRIFFITH GRANT
SEC 38-2N-23E IN OR 2141/1452

MIZELL ADAM J & CARRIE A
3401 TURKEY TROT TRAIL
HILLIARD, FL 32046

2026

38-2N-23-0000-0004-0010

BUILDING CHARACTERISTICS

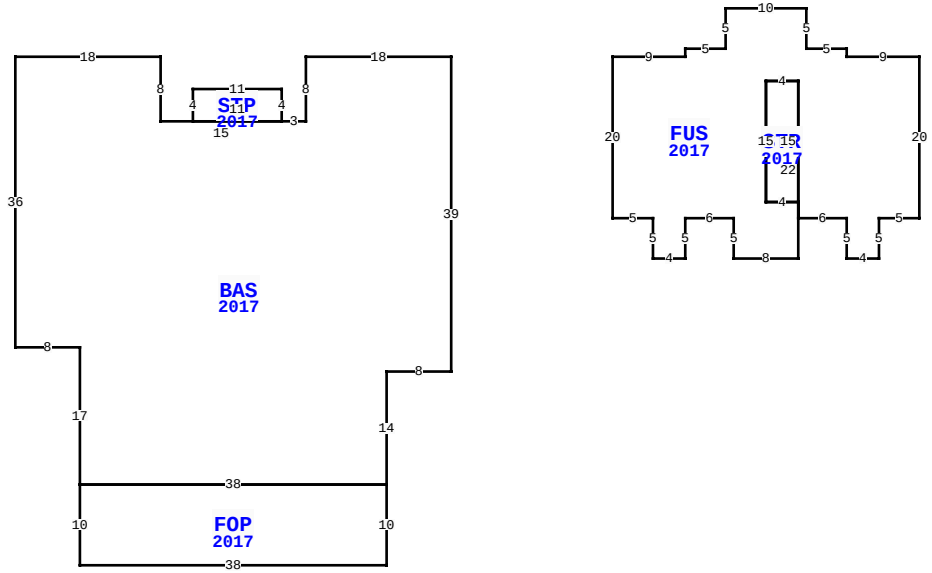
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,470	100	2017	2,470	397,806
FOP	380	30	2017	114	18,361
FUS	970	100	2017	970	156,223
STP	44	10	2017	4	644
STR	60	10	2017	6	966
TOTALS	3,924			3,564	574,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,564	100.8000	167.33	596,364	2017	2017	0	0	0	3.75	96.25

1 SFR CUST 0% - 0 Heated Area: 3440 HX Base Yr



3401 TURKEY TROT TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	574,000
TOTAL MARKET OB/XF VALUE	26,560
TOTAL LAND VALUE - MARKET	115,710
TOTAL MARKET VALUE	716,270
SOH/AGL Deduction	155,750
ASSESSED VALUE	560,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,520
TOTAL JUST VALUE	716,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	701,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1452	8/18/2017	QC	U	I	11	100

GRANTOR: MIZELL FARMS LLC

GRANTEE: MIZELL ADAM J & CAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 S8 W3 STP=[YR=2017] N4 W11 S4 E11$ W15 N8 W18 S36 E8 S17 FOP=[YR=2017] S10 E38 N10 W38$ E38 N14 E8 N39$ PTR=E20 FUS=[YR=2017] E9 N1 E5 N5 E10 S5 E5 S1 E9 S20 W5 S5 W4 N5 W6 N2 STR=[YR=2017] N15 W4 S15 E4$ W4 N15 E4 S22 W8 N5 W6 S5 W4 N5 W5 N20$ W20$.

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
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
3	0681	POLE SHED	0	0	60	30	1,800.00	SF	15.00	15.00	100	2019	2019	3	84	22,680	

LAND DESCRIPTION

TOTAL OB/XF 26,560

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	000100	C	RES	0	0007	OR	0.00	0.00	5.51	AC		1.00	1.00	1.00	21,000.00	21,000.00	115,710							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.51 Total Land Value: 115,710 Market: 0 Agricultural: 0 Common: 115,710 PRINTED 07/09/2026 BY SYS