PT OF NW1/4 OF SW1/4
PT OR 2202/1778

HILLIARD AVALON FARM LLC
18391 AVALON DR
HILLIARD, FL 32046

2023

33-4N-23-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	131,457
FOP	224	30	67	8,278
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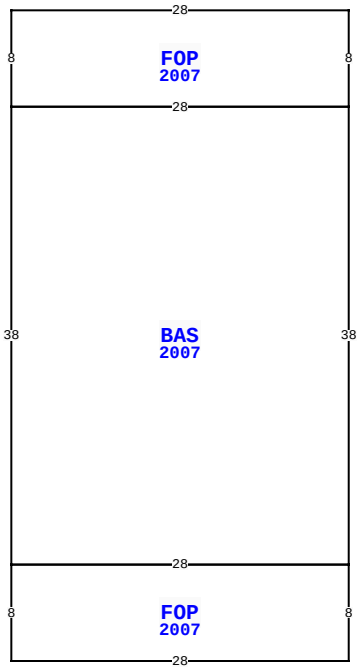
TOTALS	1,512		1,198	148,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,198	111.8777	132.85	159,154	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 1064 HX Base Yr



31100 PANTHER TRL, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,013
TOTAL MARKET OB/XF VALUE	6,752
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	184,765
SOH/AGL Deduction	31,018
ASSESSED VALUE	153,747
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,747
TOTAL JUST VALUE	184,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19668	8	2,000	07/01/2007
M13121	MECH OTHER	0	07/01/2007
P12580	OTHER	0	07/01/2007
C20009	CO ISSUED	0	06/01/2007
B20009	NEW CONSTR	119,500	06/01/2007
E19371	ELEC OTHER	2,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1778	5/01/2018	SW	U	I	30	350,000
GRANTOR: THF NATURAL RESOURCES						
GRANTEE: HILLIARD AVALON FAR						
2045/1823	1/09/2016	WD	Q	I	01	190,000
GRANTOR: HILLIARD AVALON FARM						
GRANTEE: TRADERS HILL FARMS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W28S8BAS=[YR=2007] S38 FOP=[YR=2007]
S8E28N8W28$E28N38W28$ E28N8$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840	
2	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	2007	2007	3	89	995	
3	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2012	2012	3	85	3,917	

LAND DESCRIPTION

TOTAL OB/XF 6,752

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	SFR	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS