

HILLIARD AVALON FARM LLC
18391 AVALON DRIVE
HILLIARD, FL 32046

38-4N-23-0000-0001-0140

NASSAU COUNTY PROPERTY							PAGE 1 of 1	4
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE						232,358		
TOTAL MARKET OB/XF VALUE						28,952		
TOTAL LAND VALUE - MARKET						195,490		
TOTAL MARKET VALUE						295,202		
SOH/AGL Deduction						47,981		
ASSESSED VALUE						247,221		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						247,221		
TOTAL JUST VALUE						456,800		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						254,110		
PERMIT NUM			DESCRIPTION			AMT		ISSUED
R11631			REPAIR/RRF			0		11/01/2008
M13795			MECH OTHER			0		04/01/2008
B20703			ADDITION			55,176		10/01/2007
E029356			NEW CONSTR			0		03/01/2002
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2193/0105		4/13/2018	WD	Q	I	05	350,000	
GRANTOR:VANGUNDY SANDRA R								
GRANTEE:HILLIARD AVALON FAR								
1207/0796		2/10/2004	WD	U	V	07	100	
GRANTOR:CAIN RICHARD & DEBORA								
GRANTEE:VANGUNDY KENNETH &								
BUILDING NOTES								
BUILDING DIMENSIONS								
PT0=[YR=2008] W4 UOP=[YR=2008] W24 FSP=[YR=2013] W8 FSP=[YR=2013] W24 S12 BAS=[YR=1993] W27 S26 E35 FOP=[YR=2008] S6 E16 UOP=[YR=2013] E32 N6 BAS=[YR=2008] N26 W32 S26 E32\$ W32 S6\$ N6 W16\$ E16 N26 W24\$ E24 N12\$ S12 E8 N12\$ S12 E24 N12\$ S44 E4 N44\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
30,000								
500								
3,392								
65,490								
Common: 30,000			PRINTED 08/02/2023 BY SYS					