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

HILLIARD AVALON FARM LLC
18391 AVALON DR
HILLIARD, FL 32046

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

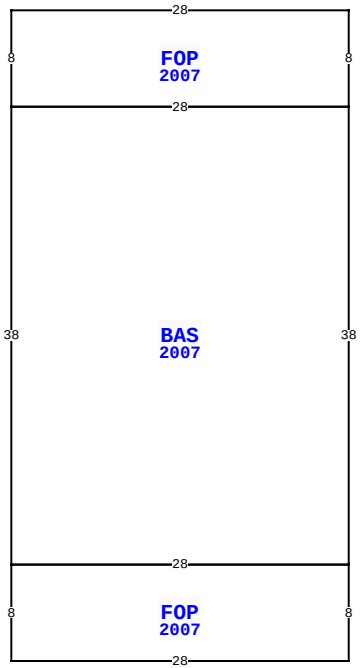
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	137,640
FOP	224	30	67	8,667
FOP	224	30	67	8,667
TOTALS	1,512		1,198	154,974

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	139.85	167,540	2007	2007	0	0	0	7.50	92.50

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	154,974
TOTAL MARKET OB/XF VALUE	6,629
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	191,603
SOH/AGL Deduction	22,481
ASSESSED VALUE	169,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,122
TOTAL JUST VALUE	191,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,765

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	91	1,820	
2	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	2007	2007	3	88	984	
3	0476	VF 6 SBPL	0	0	0	0	144.00	LF	32.00	32.00	100	2012	2012	3	83	3,825	

LAND DESCRIPTION

TOTAL OB/XF 6,629

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 08/06/2024 BY SYS