PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2193/50
BEING PARCELS 1 & 2

HILLIARD AVALON FARM LLC
18391 AVALON DRIVE
HILLIARD, FL 32046

2024

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

BUILDING CHARACTERISTICS

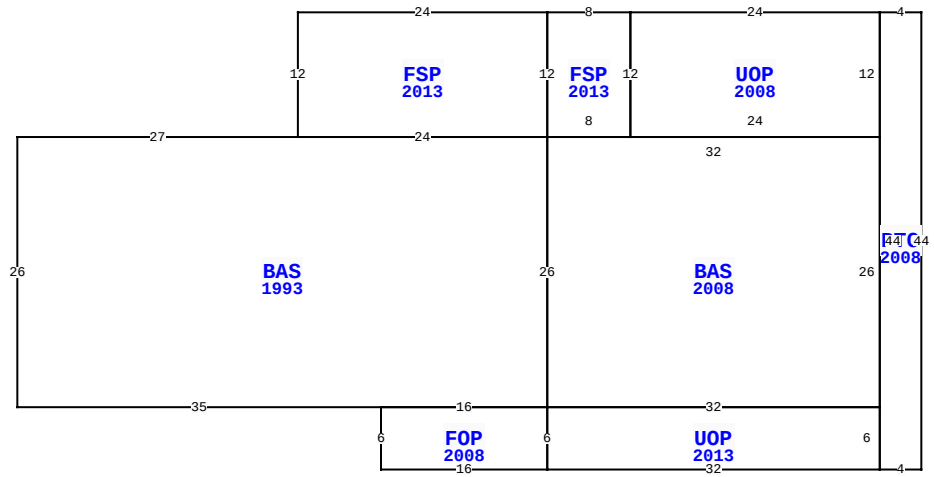
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1,326	132,257
BAS	832	100	832	82,985
FOP	96	30	29	2,892
FSP	96	40	38	3,790
FSP	288	40	115	11,470
PTO	176	5	9	898
UOP	288	20	58	5,785
UOP	192	20	38	3,790
TOTALS	3,294		2,445	243,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	124.9843	118.74	290,319	1977	1988	0	0	0	16.00	84.00

1 SINGLE FAM – 0% - 0 Heated Area: 2158 HX Base Yr



30816 NELSON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	243,868
TOTAL MARKET OB/XF VALUE	28,892
TOTAL LAND VALUE - MARKET	195,490
TOTAL MARKET VALUE	306,113
SOH/AGL Deduction	35,098
ASSESSED VALUE	271,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,015
TOTAL JUST VALUE	468,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,800

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

PTO=[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$.

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	0200	BARN WD 0-	0	0	70	84	5,880.00	SF	20.00	20.00	100	1981	1981	3	20	23,520	
2	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	20	400	
3	0811	CONCRETE B	0	0	0	0	1,152.00	SF	5.20	5.20	100	2003	2003	3	83	4,972	

LAND DESCRIPTION

TOTAL OB/XF 28,892

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005010	A	SVCE ACRGE	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	006005	A	PAST/GRAZE	0		OR	0.00	0.00	7.71	AC		1.00	1.00	1.00	370.00	370.00	2,853							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.71	AC		1.00	1.00	1.00	19,000.00	19,000.00	165,490							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 9.71 Total Land Value: 33,353 Market: 165,490 Agricultural: 3,353 Common: 30,000 PRINTED 08/06/2024 BY SYS