PT OF RUEBEN LASSETER GRANT
SEC 38-4N-23E IN OR 2193/105
BEING PARCEL "C"

HILLIARD AVALON FARM LLC
18391 AVALON DRIVE
HILLIARD, FL 32046

2024

38-4N-23-0000-0001-0210

BUILDING CHARACTERISTICS

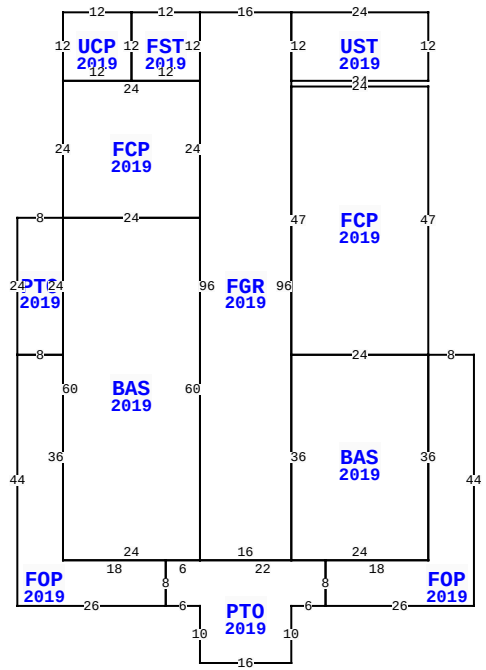
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	06	CUST PANEL 30
Interior Floo	03	CONC FINSH 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	34,351
BAS	1,440	100	1,440	57,252
FCP	576	60	346	13,756
FCP	1,128	60	677	26,916
FGR	1,536	60	922	36,658
FOP	496	50	248	9,860
FOP	496	50	248	9,860
FST	144	70	101	4,015
PTO	192	5	10	398
PTO	384	5	19	755
TOTALS	7,688		5,077	201,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	5,077	114.7492	40.16	203,892	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 0 Heated Area: 2304 HX Base Yr



** This building has 12 Sub-Areas

OFF AVALON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,853
TOTAL MARKET OB/XF VALUE	35,716
TOTAL LAND VALUE - MARKET	85,200
TOTAL MARKET VALUE	238,750
SOH/AGL Deduction	0
ASSESSED VALUE	238,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,750
TOTAL JUST VALUE	322,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
2069/1811	8/08/2016	WD	U	V	11	100
GRANTOR: CAIN RICHARD Y & DEBO						
GRANTEE: VANGUNDY KENNETH C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2019] W24 FGR=[YR=2019] W16 FST=[YR=2019] W12
UCP=[YR=2019] W12 S12 FCP=[YR=2019] S24 PTO=[YR=2019] W8 S24
FOP=[YR=2019] S44 E26 PTO=[YR=2019] E6 S10 E16 N10 E6
FOP=[YR=2019] E26 N44 W8 FCP=[YR=2019] N47 W24 S47
BAS=[YR=2019] S36 E24 N36 W24$ E24$ S36 W18 S8$ N8 W22
BAS=[YR=2019] N60 W24 S60 E24$ W6 S8$ N8 W18 N36 W8$ E8 N24$
E24 N24 W24$ E12 N12$ S12 E12 N12$ S96 E16 N96$ S12 E24 N12$.

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	0811	CONCRETE B	0	0	0	0	1,747.00	SF	5.20	5.20	100	2019	2019	3	98	8,903	
2	0680	POLE SHED	0	0	48	57	2,736.00	SF	10.00	10.00	100	2022	2022	3	98	26,813	

LAND DESCRIPTION

TOTAL OB/XF 35,716

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	005010	A	SVCE ACRGE	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	370.00	370.00	681							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.84	AC		1.00	1.00	1.00	30,000.00	30,000.00	85,200							

REVIEW DATE 11/08/2021 BY TW Total Acres: 2.84 Total Land Value: 1,181 Market: 85,200 Agricultural: 1,181 Common: 0 PRINTED 08/06/2024 BY SYS