



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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100	2002	1,966	217,928
FDU	88	65	2008	57	6,318
FDU	180	65	2008	117	12,969
FGR	552	55	2002	304	33,698
FOP	168	30	2002	50	5,542
FSP	288	40	2008	115	12,748
UOP	60	20	2008	12	1,330
UOP	112	20	2008	22	2,438
TOTALS	3,414			2,643	292,973

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50
2	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0812	CONCRETE C	0 100	0	0	3,236.00	SF	4.00	4.00
4	1242	WD DECK A	0 100	0	0	350.00	SF	10.00	10.00
5	1076	TRELLIS A	0 100	15	15	225.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	5.51

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,643	94.0896	124.20	328,261	2002	2002	0	0	10.75	89.25	
1 SNGL FAM - 100% - 2018 Heated Area: 1966 HX Base Yr 2018												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
18391 AVALON DR, HILLIARD				05/09/2025 MLU			

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					296,162				
TOTAL MARKET OB/XF VALUE					13,560				
TOTAL LAND VALUE - MARKET					107,445				
TOTAL MARKET VALUE					417,167				
SOH/AGL Deduction					207,008				
ASSESSED VALUE					210,159				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					159,437				
TOTAL JUST VALUE					417,167				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					400,707				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300776	REPAIR/RRF	34,860	01/19/2023
B029319	NEW CONSTR	151,957,900	02/01/2002
E018436	CHNGE SRVC	0	08/01/2001
MH002977	MH MOVE-ON	0	02/01/2000
B963532	CARPORT	8,942	02/01/1997
MH951034	MH MOVE-ON	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2165/1826	12/21/2017	WD	U	I	37	275,000	
GRANTOR:HILLIARD AVALON FARM							
GRANTEE:BLAUDOW DELORES A T							
1791/1919	4/27/2012	WD	Q	I	01	565,000	
GRANTOR:CAIN RICHARD Y & DEBO							
GRANTEE:HILLIARD AVALON FAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W31 FSP=[YR=2008] N12 W24 S12 E24 \$ W34 S38 E13 FOP=[YR=2002] E28 FGR=[YR=2002] S9 E24 N23 W24 S14 \$ N6 W28 S6 \$ N6 E28 N8 E24 N24 \$ PTR=E15 UOP=[YR=2008] E17 FDU=[YR=2008] N4 E15 S12 UOP=[YR=2008] S4 W15 N4 E15\$ W15 N8\$ S8 W9 FDU=[YR=2008] S8 W8 N11 E8 S3\$ N3 W8 N5\$ W15\$.									

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