PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E PT OR 2202/1778
{1998 BELLC SW/MH}

HILLIARD AVALON FARM LLC
18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0060

BUILDING CHARACTERISTICS

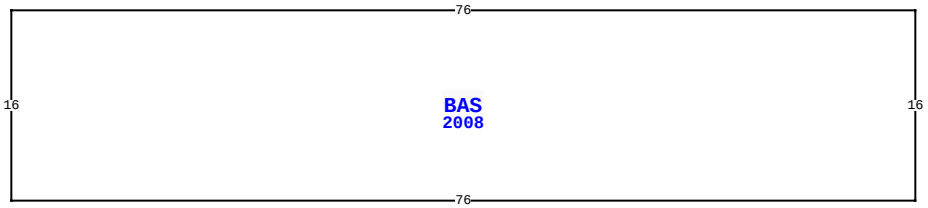
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,216	100	2008	1,216	59,329
TOTALS	1,216			1,216	59,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	114.8000	97.58	118,657	1998	2003	0	0	0	50.00	50.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



1090 CATFISH LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	59,328
TOTAL MARKET OB/XF VALUE	3,294
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	132,622
SOH/AGL Deduction	24,532
ASSESSED VALUE	108,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,090
TOTAL JUST VALUE	132,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992779	MH MOVE-ON	0	01/07/1999

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						
2045/1830	1/09/2016	WD	Q	I	05	185,000
GRANTOR: HILLIARD AVALON FARM						
GRANTEE: TRADERS HILL FARMS						

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2004	2004	3	21	336	
2	0810	CONCRETE A	0	0	0	0	309.00	SF	6.50	6.50	100	2004	2004	3	83	1,667	
3	0940	SHEDS/PORT	0	0	14	11	154.00	SF	19.50	19.50	100	2004	2004	3	21	631	
4	0681	POLE SHED	0	0	10	11	110.00	SF	15.00	15.00	100	2006	2006	3	40	660	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,294

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	RES	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS