PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2202/1776
{R672833 & R672834}

THF NATURAL RESOURCES LLC
18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0110

BUILDING CHARACTERISTICS

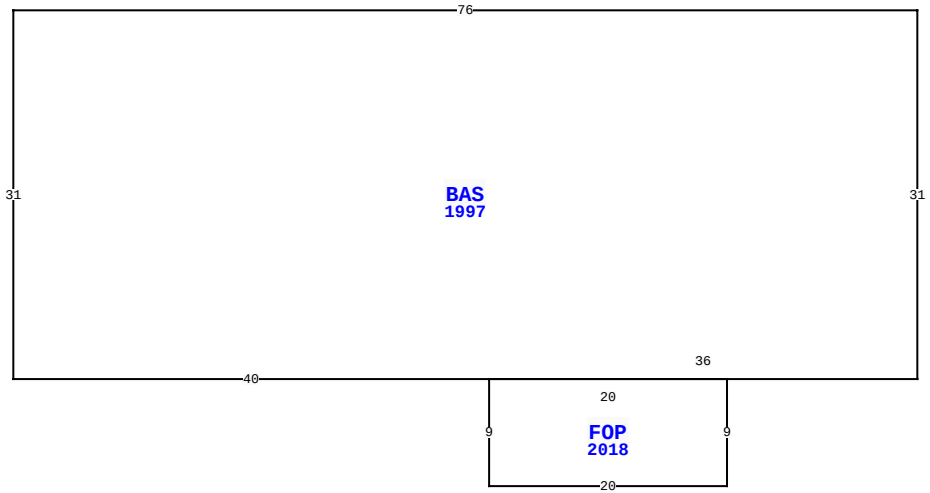
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2,356	100	1997	2,356	112,658
FOP	180	30	2018	54	2,582
TOTALS	2,536			2,410	115,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,410	117.2000	99.62	240,084	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



30771 FOG HORN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	314,445
TOTAL MARKET OB/XF VALUE	136,198
TOTAL LAND VALUE - MARKET	478,310
TOTAL MARKET VALUE	556,628
SOH/AGL Deduction	1,664
ASSESSED VALUE	554,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,964
TOTAL JUST VALUE	928,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631687	XFOB	0	01/01/2016
MH135510	CO ISSUED	0	10/29/2013
MH135510	MH MOVE-ON	0	10/01/2013
P1316923	NEW CONSTR	0	10/01/2013
M1318874	H/AC	0	10/01/2013
MH971882	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1776	5/15/2018	SW	U	I	37	350,000
GRANTOR: HILLIARD AVALON FARM						
GRANTEE: THF NATURAL RESOURC						
1815/0824	9/17/2012	WD	Q	I	02	279,000
GRANTOR: WILLIAMS CORAN L III						
GRANTEE: HILLIARD AVALON FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S31 E40 FOP=[YR=2018] S9 E20 N9 W20$ E36 N31$.

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	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1981	1981	3	20	1,184	
2	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1981	1981	3	20	1,184	
3	0940	SHEDS/PORT	0	0	16	15	240.00	SF	30.00	30.00	100	1981	1981	3	20	1,440	
4	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
6	0681	POLE SHED	0	0	27	22	594.00	SF	15.00	15.00	100	2000	2000	3	27	2,406	
7	1242	WD DECK A	0	0	0	0	146.00	SF	10.00	10.00	100	2005	2005	3	22	321	
8	0681	POLE SHED	0	0	36	62	2,232.00	SF	15.00	15.00	100	2015	2015	3	75	25,110	
9	2605	GRNHS PL 1	0	0	350	120	42,000.00	SF	2.25	2.25	100	2016	2016	3	80	75,600	
10	2605	GRNHS PL 1	0	0	0	0	9,720.00	SF	2.25	2.25	100	2015	2015	3	75	16,403	

TOTAL OB/XF 127,181

LAND DESCRIPTION

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	AGRICULTURAL	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	685.00	685.00	11,645							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	5.78	AC		1.00	1.00	1.00	500.00	500.00	2,890							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.78	AC		1.00	1.00	1.00	14,500.00	14,500.00	388,310							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
6	005010	A	SERVICE ACRE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.78 Total Land Value: 105,985 Market: 388,310 Agricultural: 15,985 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2202/1776
{R672833 & R672834}

THF NATURAL RESOURCES LLC
18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0110

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

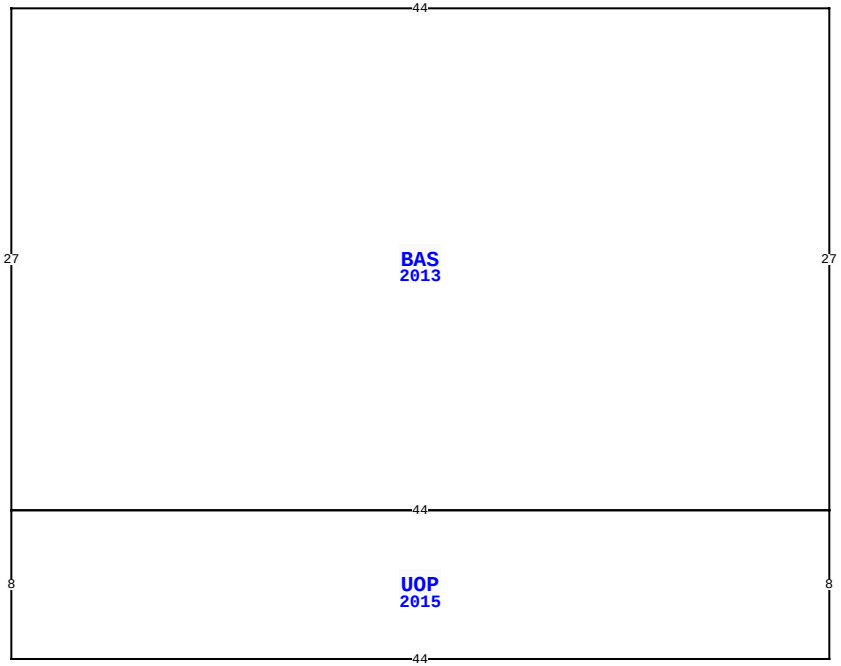
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2013	1,188	82,562
UOP	352	25	2015	88	6,116
TOTALS	1,540			1,276	88,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,276	116.8000	99.28	126,681	2013	2013	0	0	0	30.00	70.00

2 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



30771 FOG HORN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	314,445
TOTAL MARKET OB/XF VALUE	136,198
TOTAL LAND VALUE - MARKET	478,310
TOTAL MARKET VALUE	556,628
SOH/AGL Deduction	1,664
ASSESSED VALUE	554,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,964
TOTAL JUST VALUE	928,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1776	5/15/2018	SW	U	I	37	350,000
GRANTOR: HILLIARD AVALON FARM						
GRANTEE: THF NATURAL RESOURC						
1815/0824	9/17/2012	WD	Q	I	02	279,000
GRANTOR: WILLIAMS CORAN L III						
GRANTEE: HILLIARD AVALON FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W44 S27 UOP=[YR=2015] S8 E44 N8 W44$ E44 N27$.

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
11	0811	CONCRETE B	0	0	0	0	356.00	SF	5.20	5.20	100	2016	2016	3	95	1,759	
12	0680	POLE SHED	0	0	36	24	864.00	SF	10.00	10.00	100	2018	2018	3	84	7,258	

LAND DESCRIPTION

TOTAL OB/XF 9,017

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.78 Total Land Value: 105,985 Market: 388,310 Agricultural: 15,985 Common: 90,000 PRINTED 07/30/2025 BY SYS

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18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

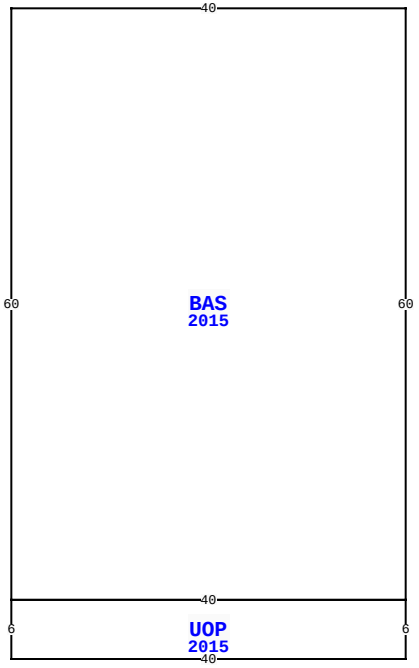
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2015	2,400	41,429
UOP	240	20	2015	48	829
TOTALS	2,640			2,448	42,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,448	51.8420	19.18	46,953	2015	2015	0	0	0	10.00	90.00

3 GARAGE RES – 0% - 0 Heated Area: 2400 HX Base Yr



30771 FOG HORN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	314,445
TOTAL MARKET OB/XF VALUE	136,198
TOTAL LAND VALUE - MARKET	478,310
TOTAL MARKET VALUE	556,628
SOH/AGL Deduction	1,664
ASSESSED VALUE	554,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,964
TOTAL JUST VALUE	928,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1776	5/15/2018	SW	U	I	37	350,000
GRANTOR: HILLIARD AVALON FARM						
GRANTEE: THF NATURAL RESOURC						
1815/0824	9/17/2012	WD	Q	I	02	279,000
GRANTOR: WILLIAMS CORAN L III						
GRANTEE: HILLIARD AVALON FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S60 UOP=[YR=2015] S6 E40 N6 W40$ E40 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.78 Total Land Value: 105,985 Market: 388,310 Agricultural: 15,985 Common: 90,000 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

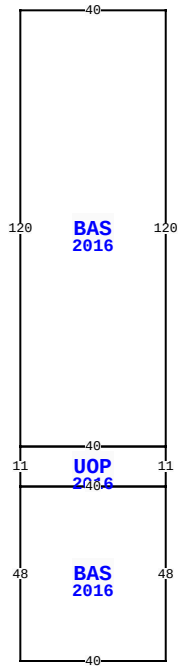
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2016	1,920	19,254
BAS	4,800	100	2016	4,800	48,134
UOP	440	20	2016	88	882
TOTALS	7,160			6,808	68,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	6,808	29.4500	10.90	74,207	2016	2016	0	0	0	8.00	92.00

4 GARAGE RES – 0% - 0 Heated Area: 6720 HX Base Yr



30771 FOG HORN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,964
TOTAL JUST VALUE	928,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1815/0824	9/17/2012	WD	Q	I	02	279,000
GRANTOR: WILLIAMS CORAN L III						
GRANTEE: HILLIARD AVALON FAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W40 S120 UOP=[YR=2016] S11 BAS=[YR=2016] S48 E40 N48 W40$ E40 N11 W40$ E40 N120$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 29.78 Total Land Value: 105,985 Market: 388,310 Agricultural: 15,985 Common: 90,000 PRINTED 07/30/2025 BY SYS