

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

2025

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



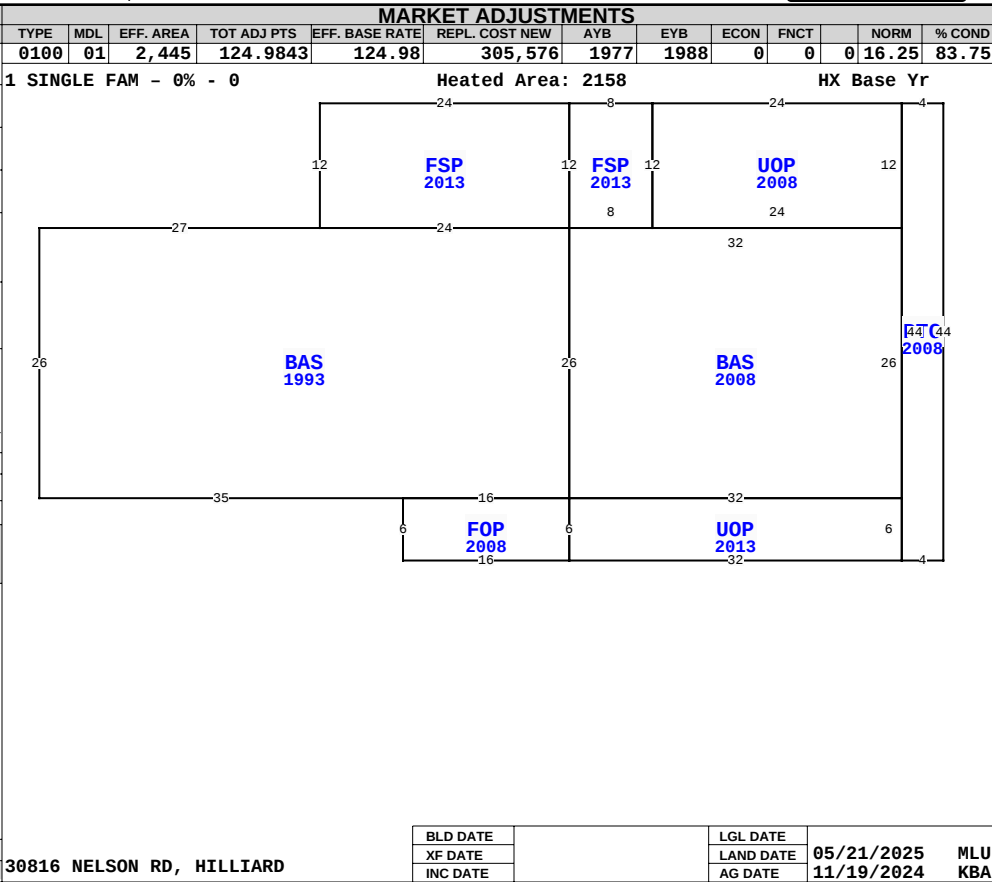
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,326	100	1993	1,326	138,793
BAS	832	100	2008	832	87,086
FOP	96	30	2008	29	3,035
FSP	96	40	2013	38	3,977
FSP	288	40	2013	115	12,037
PTO	176	5	2008	9	942
UOP	288	20	2008	58	6,071
UOP	192	20	2013	38	3,977
TOTALS	3,294			2,445	255,920

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0200	BARN WD 0-	0	0	70	84	5,880.00	SF	20.00	20.00	100
2	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
3	0811	CONCRETE B	0	0	0	0	1,152.00	SF	5.20	5.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC	
2	005010	A	SERVICE ACRE	0	0007	OR	0.00	0.00	1.00	AC	
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	7.71	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.71	AC	



TOTAL OB/XF											
28,832											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	255,920		
TOTAL MARKET OB/XF VALUE	28,832		
TOTAL LAND VALUE - MARKET	214,845		
TOTAL MARKET VALUE	333,105		
SOH/AGL Deduction	35,324		
ASSESSED VALUE	297,781		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	297,781		
TOTAL JUST VALUE	499,597		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	468,250		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001313	40 X 60 BUILDING	210,122	02/06/2025
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
2193/0105	4/13/2018	WD	Q	I	05
GRANTOR: VANGUNDY SANDRA R					
GRANTEE: HILLIARD AVALON FAR					
1207/0796	2/10/2004	WD	U	V	07
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\$.											