PT OF REUBEN LASSETER GRANT
PT OR 1791/1919
(EX 1-3 1-11 1-13 1-14 1-17 &

HILLIARD AVALON FARM LLC
18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

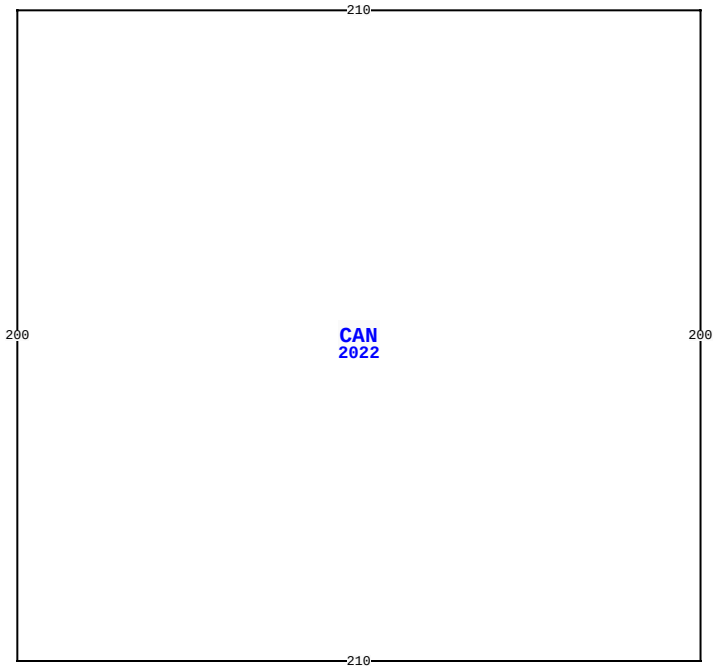
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	01	NONE 80
Interior Floo	03	CONC FINSH 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	42,000	30	2022	12,600	136,764
TOTALS	42,000			12,600	136,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3203	06	12,600	30.0467	11.19	140,994	2022	2022	0	0	0	3.00	97.00

2 ARENAS – 0% - 0 Heated Area: 0 HX Base Yr



AVALON DR, 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	313,007
TOTAL MARKET OB/XF VALUE	36,121
TOTAL LAND VALUE - MARKET	359,515
TOTAL MARKET VALUE	372,138
SOH/AGL Deduction	0
ASSESSED VALUE	372,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,138
TOTAL JUST VALUE	708,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008852	15000 GARAGE	50	07/07/2021
19000703	GARAGE	0	01/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1919	4/27/2012	WD	Q	I	02	565,000

GRANTOR: CAIN RICHARD Y & DEBO
GRANTEE: HILLIARD AVALON FAR

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2022] W210 S200 E210 N200$.

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	0812	CONCRETE C	0	0	0	0	7,172.00	SF	4.00	4.00	100	2022	2022	3	99	28,401	
2	1123	CB 8"	0	0	147	8	1,176.00	SF	6.15	6.15	100	2022	2022	3	99	7,160	
3	1123	CB 8"	0	0	23	4	92.00	SF	6.15	6.15	100	2022	2022	3	99	560	

LAND DESCRIPTION

TOTAL OB/XF 36,121

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	005601	A	TIMBER 3 P S	0	0005	OR	0.00	0.00	25.01	AC		1.00	1.00	1.00	330.00	330.00	8,253							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.22	AC		1.00	1.00	1.00	190.00	190.00	5,362							
3	009530	C	POND	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	370.00	370.00	3,145							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	64.23	AC		1.00	1.00	1.00	5,500.00	5,500.00	353,265							

REVIEW DATE 05/03/2022 BY TW Total Acres: 64.23 Total Land Value: 23,010 Market: 353,265 Agricultural: 16,760 Common: 6,250 PRINTED 07/30/2025 BY SYS

PT OF REUBEN LASSETER GRANT
PT OR 1791/1919
(EX 1-3 1-11 1-13 1-14 1-17 &

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18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

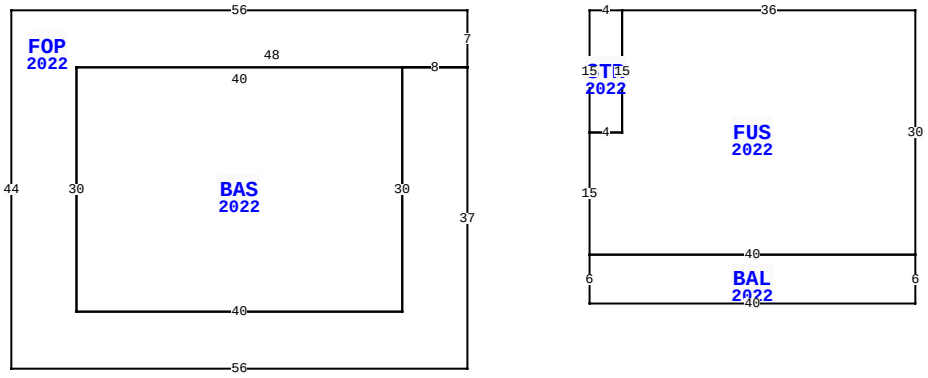
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	2022	36	1,886
BAS	1,200	100	2022	1,200	62,869
FOP	1,264	30	2022	379	19,856
FUS	1,140	100	2022	1,140	59,726
STR	60	10	2022	6	315
TOTALS	3,904			2,761	144,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,761	99.8400	52.92	146,112	2022	2022	0	0	0	1.00	99.00

3 ACCESORY U – 0% - 0 Heated Area: 2340 HX Base Yr



AVALON DR, 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	313,007
TOTAL MARKET OB/XF VALUE	36,121
TOTAL LAND VALUE - MARKET	359,515
TOTAL MARKET VALUE	372,138
SOH/AGL Deduction	0
ASSESSED VALUE	372,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,138
TOTAL JUST VALUE	708,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1919	4/27/2012	WD	Q	I	02	565,000

GRANTOR: CAIN RICHARD Y & DEBO

GRANTEE: HILLIARD AVALON FAR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W56 S44 E56 N37 W8 BAS=[YR=2022] W40 S30 E40 N30$ S30 W40 N30 E48 N7$ PTR=E15 STR=[YR=2022] E4 FUS=[YR=2022] E36 S30 BAL=[YR=2022] S6 W40 N6 E40$ W40 N15 E4 N15$ S15 W4 N15$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2022 BY TW Total Acres: 64.23 Total Land Value: 23,010 Market: 353,265 Agricultural: 16,760 Common: 6,250 PRINTED 07/30/2025 BY SYS

PT OF REUBEN LASSETER GRANT
PT OR 1791/1919
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18391 AVALON DR
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

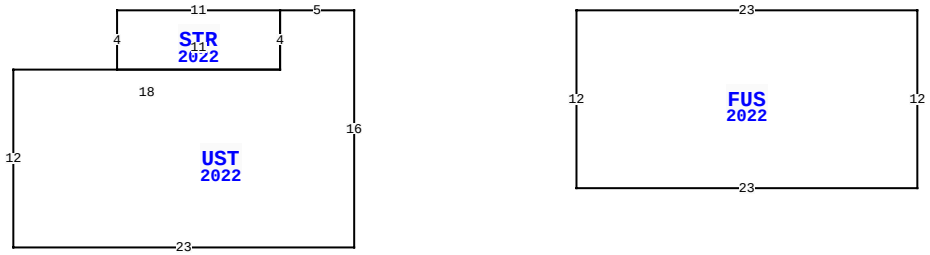
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	276	100	2022	276	12,809
STR	44	10	2022	4	186
UST	296	45	2022	133	6,172
TOTALS	616			413	19,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	413	88.0000	46.64	19,262	2022	2022	0	0	0	0.50	99.50

4 ACCESORY U – 0% - 0 Heated Area: 276 HX Base Yr



AVALON DR, 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	313,007
TOTAL MARKET OB/XF VALUE	36,121
TOTAL LAND VALUE - MARKET	359,515
TOTAL MARKET VALUE	372,138
SOH/AGL Deduction	0
ASSESSED VALUE	372,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,138
TOTAL JUST VALUE	708,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1919	4/27/2012	WD	Q	I	02	565,000

GRANTOR: CAIN RICHARD Y & DEBO

GRANTEE: HILLIARD AVALON FAR

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022] W5 STR=[YR=2022] W11 S4 E11 N4$ S4 W18 S12 E23 N16$ PTR= E15 FUS=[YR=2022] E23 S12 W23 N12$ W15$.

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 05/03/2022 BY TW Total Acres: 64.23 Total Land Value: 23,010 Market: 353,265 Agricultural: 16,760 Common: 6,250 PRINTED 07/30/2025 BY SYS

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HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0190

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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

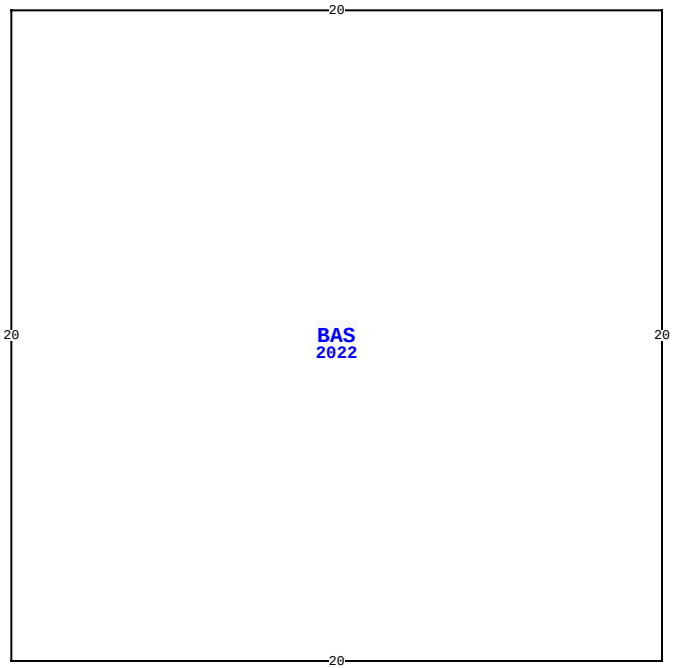
DOR CODE	5901	HARDWOOD SI 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2022	400	12,426
TOTALS	400			400	12,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	400	67.1000	31.70	12,680	2022	2022	0	0	0	2.00	98.00

5 GARAGE – 0% - 0 Heated Area: 400 HX Base Yr



AVALON DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	313,007
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ASSESSED VALUE	372,138
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	669,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1791/1919	4/27/2012	WD	Q	I	02	565,000

GRANTOR: CAIN RICHARD Y & DEBO

GRANTEE: HILLIARD AVALON FAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 S20 E20 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/03/2022 BY TW Total Acres: 64.23 Total Land Value: 23,010 Market: 353,265 Agricultural: 16,760 Common: 6,250 PRINTED 07/30/2025 BY SYS