



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 39,488 TOTAL MARKET VALUE 39,488 SOH/AGL Deduction 16,170 ASSESSED VALUE 23,318 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,318 TOTAL JUST VALUE 39,488 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,325										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 09																											
NEIGHBORHOOD/LOC 9001.00																	SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 2193/0105 4/13/2018 WD Q I 05 350,000 GRANTOR: VANGUNDY SANDRA R GRANTEE: HILLIARD AVALON FAR 2069/1811 8/08/2016 WD U V 11 100 GRANTOR: CAIN RICHARD Y & DEBO GRANTEE: VANGUNDY KENNETH C										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						OFF AVALON RD, HILLIARD											BUILDING DIMENSIONS										
L	OB/XF	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							
N	CODE																										
																	LAND DESCRIPTION TOTAL OB/XF 0										
L	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			
1	000100	C	RES	0	0005	OR	0.00	0.00	1.95	AC		1.00	1.00	0.45	45,000.00	20,250.00	39,488										
REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.95 Total Land Value: 39,488 Market: 0 Agricultural: 0 Common: 39,488 PRINTED 07/30/2025 BY SYS																											