

HILLIARD AVALON FARM LLC
18391 AVALON DR
HILLIARD, FL 32046

2026

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4					
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		30		VINYL 100		0800		02		1,216		114.8000		103.32		125,637		1998		2003		0		0		0 52.00		48.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		M/H 94+		0%		0				Heated Area: 1216				HX Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					60,306				
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					1,515				
Interior Floo		14		CARPET 70																										TOTAL LAND VALUE - MARKET					68,000				
Interior Floo		08		SHT VINYL 30																										TOTAL MARKET VALUE					129,821				
Air Condition		01		NONE 100																										SOH/AGL Deduction					10,922				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					118,899				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				2 100																										BASE TAXABLE VALUE					118,899				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					129,821				
Stories		0		0 100																										NCON VALUE					0				
Units				0 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					132,622				
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		60,306																													
TOTALS		1,216						1,216		60,306																													
EXTRA FEATURES										1090 CATFISH LN, HILLIARD										BLD DATE				LGL DATE				05/12/2026		MLU									
																				XF DATE				LAND DATE															
																				INC DATE				AG DATE															
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL																	