L/E IN OR 1207/1419
1984 CONC SW/MH

HALL JIMMY R & CAROLE E/
2619 PONDUNK HOLLER LN
HILLIARD, FL 32046

2023

05-1N-23-0000-0001-0540

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

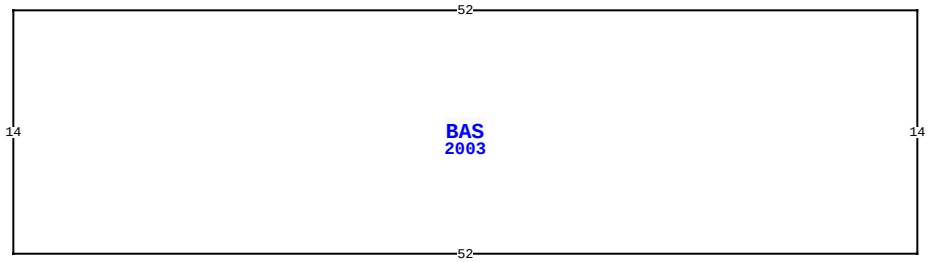
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	12,720
TOTALS	728		728	12,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	728	89.6000	58.24	42,399	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



2660 PODUNK HOLLER, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,720
TOTAL MARKET OB/XF VALUE	1,728
TOTAL LAND VALUE - MARKET	81,600
TOTAL MARKET VALUE	96,048
SOH/AGL Deduction	27,172
ASSESSED VALUE	68,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,876
TOTAL JUST VALUE	96,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311371	MH MOVE-ON	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1419	2/11/2004	WD	U	I	18	100
GRANTOR: HALL JIMMY R & CAROLE						
GRANTEE: CENTER RICHARD T						
0778/0284	12/02/1996	WD	Q	V		13,700
GRANTOR: NICOLASORA ASTERIO &						
GRANTEE: HALL JIMMY & CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S14 E52 N14 $.

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
3	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2003	2003	3	36	691	
4	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2003	2003	3	36	1,037	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600							

REVIEW DATE 09/21/2017 BY TWX Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS