

IN OR 1340/341
PARCELS 1-41 & 1-53
R672175 & R672176

HALL JIMMY & CAROLE/
2619 PODUNK HOLLER
HILLIARD, FL 32046

2024

05-1N-23-0000-0001-0410



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 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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	1,150	100	1,150	22,218
UOP	180	25	45	869
TOTALS	1,330		1,195	23,087

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0007	OR	0.00	0.00	1.02

REVIEW DATE 01/06/2023 BY WWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,195	92.0000	64.40	76,958	1981	1981	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1150 HX Base Yr													
2619 PODUNK HOLLER, HILLIARD													

TOTAL OB/XF 980													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/13/2023	MLU						
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600						

TOTAL OB/XF 980													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,600						

Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	23,087		
TOTAL MARKET OB/XF VALUE	980		
TOTAL LAND VALUE - MARKET	30,600		
TOTAL MARKET VALUE	54,667		
SOH/AGL Deduction	13,383		
ASSESSED VALUE	41,284		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	41,284		
TOTAL JUST VALUE	54,667		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	53,068		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1340/0341	8/09/2005	QC U	I	I	07	100	
GRANTOR: ROWE KEITH & TERESA R							
GRANTEE: HALL JIMMY & CAROLE							
1305/1043	3/30/2005	QC U	I	I	01	100	
GRANTOR: ROWE KEITH & TERESA R							
GRANTEE: HALL JIMMY & CAROLE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1996] W50 S23 E30 UOP=[YR=1996] S10 E16 N5 E4 N5 W20\$ E20 N23\$.													

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