

SIMMONS LARRY D & MELISSA S
14150 POND FORK HOLLER
HILLIARD, FL 32046

04-1N-23-0000-0003-0050

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0900 01 2,579 104.9712 138.56 357,346 2000 2000 0 0 12.00 88.00										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2013 Heated Area: 2288 HX Base Yr 2013										BUILDING MARKET VALUE 314,464									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 28,281									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 124,800									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 467,545									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 252,961									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 214,584									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 4 100																				BASE TAXABLE VALUE 163,862									
Bathrooms 2 100																				TOTAL JUST VALUE 467,545									
Frame 03 MASONRY 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 450,715									
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1326809 XF0B 0 01/01/2013									
MAP NUM MKT AREA 09																				MH023925 MH MOVE-ON 225 09/01/2002									
NEIGHBORHOOD/LOC 9001.00																				B007363 SWIM POOL 17,800 07/01/2000									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				E006724 NEW CONSTR 106,113 06/01/2000									
BAS 2,288 100 2000 2,288 278,982																				R980974 REPAIR/RRF 0 05/01/1998									
FGR 420 55 2000 231 28,166																													
FOP 40 30 2000 12 1,463																													
FOP 160 30 2000 48 5,853																													
TOTALS 2,908 2,579 314,464																													
EXTRA FEATURES										14150 POND FORK HOLLER, HILLIARD										BLD DATE LGL DATE									
																				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 Q % COND OB/XF MKT VALUE NOTES																				05/09/2025 MLU									
1 0811 CONCRETE B 0 100 0 0 544.00 SF 5.20 5.20 100 2000 2000 3 77 2,178																													
2 0861 POOL GUNIT 0 100 0 0 348.00 SF 85.00 85.00 100 2000 2000 3 23 6,803																													
3 0845 KOOL DECK 0 100 83 3 249.00 SF 7.25 7.25 100 2000 2000 3 77 1,390																													
4 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2000 2000 3 83 2,905																													
5 0510 GARAGE WD- 0 100 30 20 600.00 SF 35.00 35.00 100 2013 2013 3 68 14,280																													
6 0810 CONCRETE A 0 100 20 6 120.00 SF 6.50 6.50 100 2013 2013 3 93 725																													
LAND DESCRIPTION										TOTAL OB/XF 28,281																			
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																													
1 000100 C RES 100 0004 OR 0.00 0.00 8.00 AC 1.00 1.00 0.80 19,500.00 15,600.00 124,800																													
REVIEW DATE 05/20/2024 BY WWA Total Acres: 8.00 Total Land Value: 124,800 Market: 0 Agricultural: 0 Common: 124,800 PRINTED 07/30/2025 BY SYS																													