PT GOVT LOTS 3 & 4 OF
SEC 5-1N-23E IN OR 172/374 &
OR 392/611

LEWIS GERALDINE
2312 MIHOLLI LANE
HILLIARD, FL 32046

2025

05-1N-23-0000-0001-0240

BUILDING CHARACTERISTICS

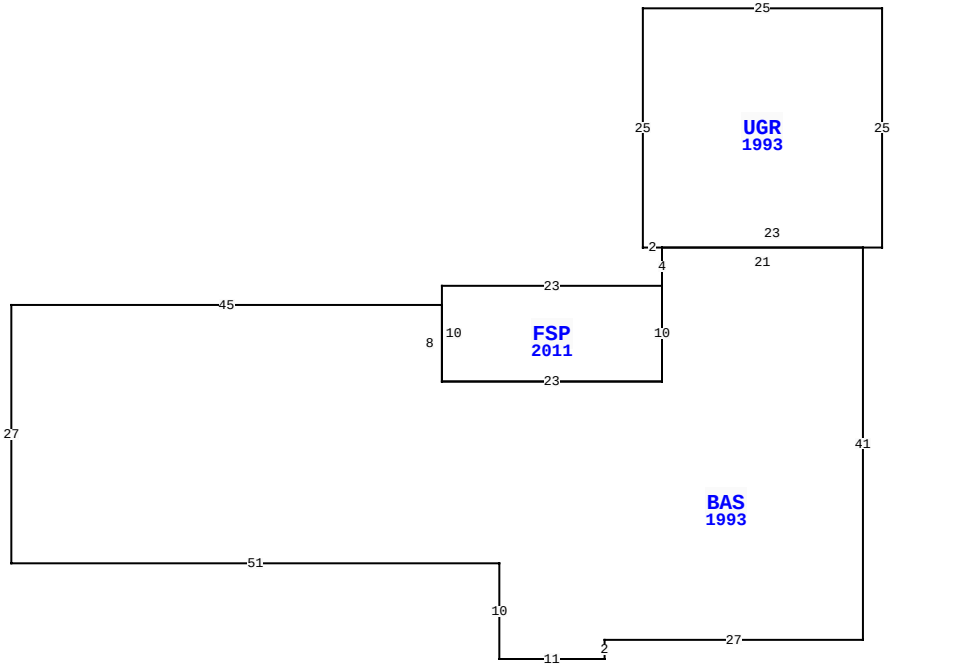
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,671	100	1993	2,671	227,453
FSP	230	40	2011	92	7,834
UGR	625	45	1993	281	23,929
TOTALS	3,526			3,044	259,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,044	103.2240	103.22	314,202	1979	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 2671 HX Base Yr 1985



2312 MIHOLLI LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,217
TOTAL MARKET OB/XF VALUE		1,968
TOTAL LAND VALUE - MARKET		282,708
TOTAL MARKET VALUE		310,169
SOH/AGL Deduction		160,237
ASSESSED VALUE		149,932
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		94,210
TOTAL JUST VALUE		543,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0172/0374	1/01/1974	WD	U	V		3,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 S25 E2 BAS=[YR=1993] S4 FSP=[YR=2011] W23 S10 E23 N10$ S10 W23 N8 W45 S27 E51 S10 E11 N2 E27 N41 W21$ E23 N25$.

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
1	1242	WD DECK A	0	100	0	0	1,312.00	SF	7.50	7.50	100	1990	1990	3	20	1,968	

LAND DESCRIPTION

TOTAL OB/XF 1,968

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.78	AC		1.00	1.00	1.00	390.00	390.00	3,034							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.78	AC		1.00	1.00	1.20	15,500.00	18,600.00	237,708							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 13.78 Total Land Value: 48,984 Market: 237,708 Agricultural: 3,984 Common: 45,000 PRINTED 07/30/2025 BY SYS