L/E OR 1208/1383
1988 SUNB SW/MH

WATE CHARLES SR L/E/
2559 PODUNK HOLLER
HILLIARD, FL 32046-5851

2025

05-1N-23-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

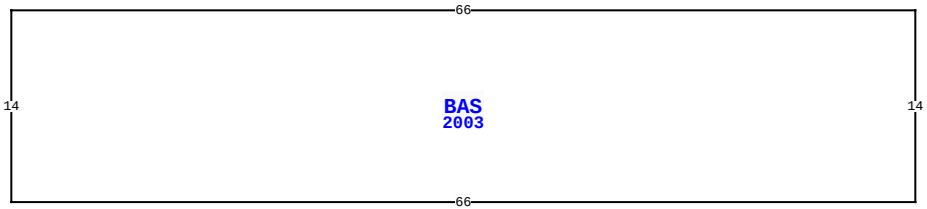
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2003	924	23,329
TOTALS	924			924	23,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	105.2000	84.16	77,764	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 924 HX Base Yr 2004



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,329
TOTAL MARKET OB/XF VALUE		1,582
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		84,311
SOH/AGL Deduction		57,060
ASSESSED VALUE		27,251
TOTAL EXEMPTION VALUE	HX HB WX	27,251
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/1383	2/17/2004	WD	U	I	18	100
GRANTOR: WATE CHARLES R JR & T						
GRANTEE: WATE CHARLES SR & T						
0778/0286	12/02/1996	WD	Q	V		6,700
GRANTOR: NICOLASORA ASTERIO &						
GRANTEE: WATE CHARLES & TAMM						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

2559 PODUNK HOLLER, HILLIARD

BUILDING NOTES

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	0751	UOP	0	100	8	40	320.00	SF	10.00	10.00	100	1996	1996	3	23	736	
2	0751	UOP	0	100	8	46	368.00	SF	10.00	10.00	100	1996	1996	3	23	846	

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,582

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	000100	C	RES	100	0006	OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,400							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.32 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 07/30/2025 BY SYS