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

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

2025

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

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 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

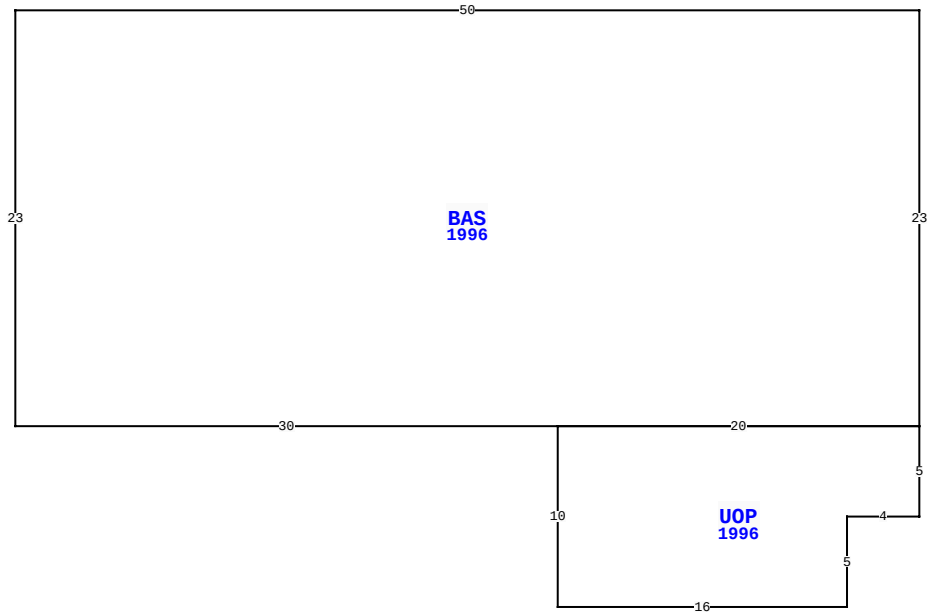
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1996	1,150	25,392
UOP	180	25	1996	45	994
TOTALS	1,330			1,195	26,386

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	73.60	87,952	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

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,386
TOTAL MARKET OB/XF VALUE	930
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	73,216
SOH/AGL Deduction	27,804
ASSESSED VALUE	45,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,412
TOTAL JUST VALUE	73,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	46.5	930	

LAND DESCRIPTION

TOTAL OB/XF 930

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	0	0007	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,900							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.02 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 07/30/2025 BY SYS