IN OR 2001/1893 & OR 2013/1445
PARCELS 1-51 & 1-52
R672734 & R672735 & R672736

WATE CHARLES RICHARD III &/HUISH ALEXANDRA ET AL
2671 PODUNK HOLLER LN
HILLIARD, FL 32046

**2025**

**05-1N-23-0000-0001-0510**

## NASSAU COUNTY PROPERTY



## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

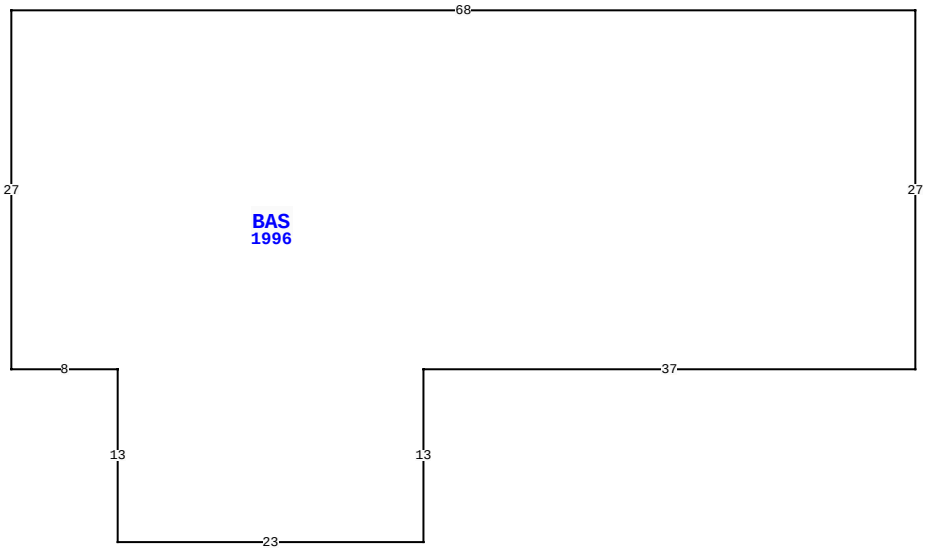
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,135 | 100 | 1996 | 2,135 | 76,828 |
| TOTALS | 2,135 | | | 2,135 | 76,828 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,135 | 141.1200 | 119.95 | 256,093 | 1996 | 1996 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 0% - 2023 Heated Area: 2135 HX Base Yr




2671 PODUNK HOLLER, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 76,828 |
| TOTAL MARKET OB/XF VALUE | 2,695 |
| TOTAL LAND VALUE - MARKET | 85,050 |
| TOTAL MARKET VALUE | 164,573 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 164,573 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 164,573 |
| TOTAL JUST VALUE | 164,573 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 154,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH961611 | MH MOVE-ON | 0 | 03/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2542/0769 | 2/25/2022 | FJ | U | I | 30 | 100 |
| GRANTOR: WATE CHARLES RICHARD | | | | | | |
| GRANTEE: WATE CHARLES RICHAR | | | | | | |
| 2013/1445 | 11/10/2015 | FJ | U | I | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WATE CHARLES R JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W68 S27 E8 S13 E23 N13 E37 N27$.

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 77 | 2,695 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,695

| 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 | 2.43 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 85,050 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.43 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 07/30/2025 BY SYS