PT GOVT LOTS 7,8,10 & 11 OF
SEC 4-1N-23E IN OR 1810/1962
UTIL ESMT OR 2270/411

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

2026

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

BUILDING CHARACTERISTICS

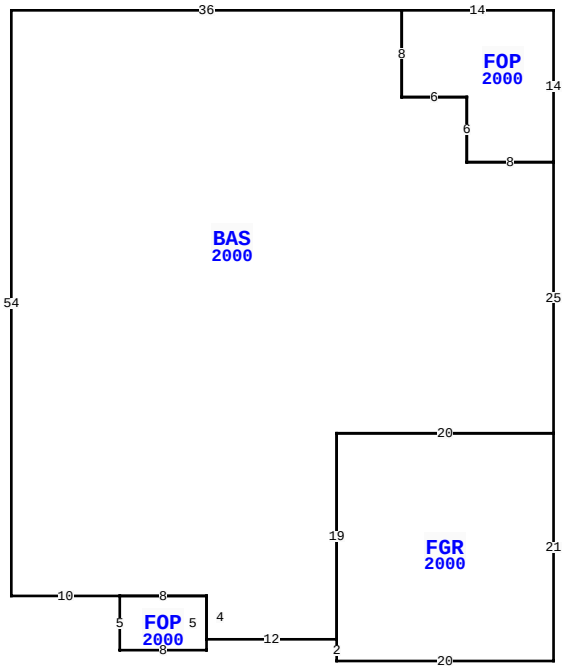
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,288	100	2000	2,288	292,112
FGR	420	55	2000	231	29,492
FOP	40	30	2000	12	1,532
FOP	160	30	2000	48	6,129
TOTALS	2,908			2,579	329,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,579	104.9712	145.91	376,302	2000	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2013 Heated Area: 2288 HX Base Yr 2013



14150 POND FORK HOLLER, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		329,264
TOTAL MARKET OB/XF VALUE		58,775
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		509,639
SOH/AGL Deduction		289,261
ASSESSED VALUE		220,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,967
TOTAL JUST VALUE		509,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326809	XFOB	0	01/01/2013
MH023925	MH MOVE-ON	225	09/01/2002
B007363	SWIM POOL	17,800	07/01/2000
E006724	NEW CONSTR	106,113	06/01/2000
R980974	REPAIR/RRF	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1810/1962	8/23/2012	WD	Q	I	02	183,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SIMMONS LARRY D & M						
1794/0048	5/01/2012	WD	U	I	38	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W14 BAS=[YR=2000] W36 S54 E10 FOP=[YR=2000] S5 E8 N5 W8 $ E8 S4 E12 FGR=[YR=2000] S2 E20 N21 W20 S19 $ N19 E20 N25 W8 N6 W6 N8 $ S8 E6 S6 E8 N14 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
5	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 58,775

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	0004	OR	0.00	0.00	8.00	AC		1.00	1.00	0.80	19,000.00	15,200.00	121,600							

REVIEW DATE 05/20/2024 BY WWA Total Acres: 8.00 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 07/09/2026 BY SYS