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

2026

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

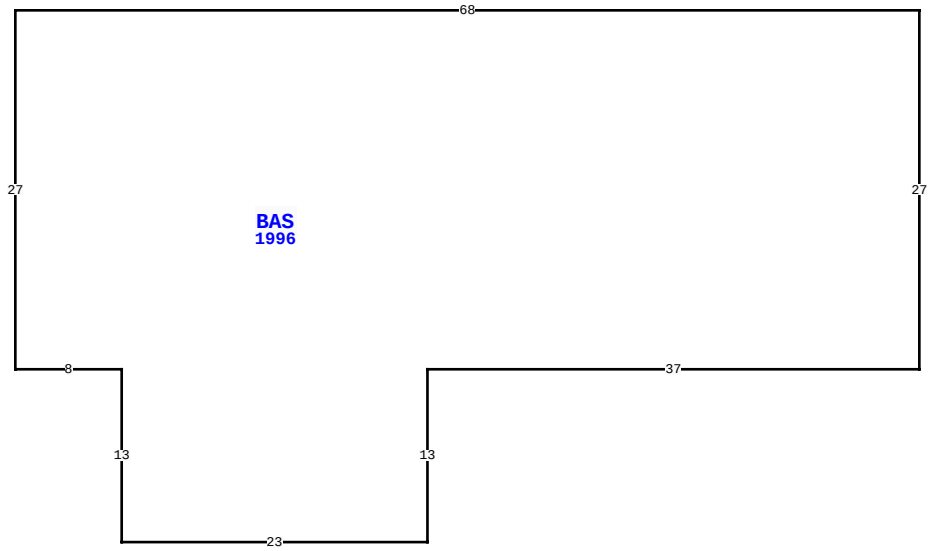
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	1996	2,135	81,350
TOTALS	2,135			2,135	81,350

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	127.01	271,166	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	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	81,350
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	82,620
TOTAL MARKET VALUE	166,630
SOH/AGL Deduction	0
ASSESSED VALUE	166,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,630
TOTAL JUST VALUE	166,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,573

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	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	34,000.00	34,000.00	82,620							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 2.43 Total Land Value: 82,620 Market: 0 Agricultural: 0 Common: 82,620 PRINTED 07/09/2026 BY SYS