

WINGATE R WAYNE & EULA W
38306 COLONY TRAIL
HILLIARD, FL 32046

16-4N-24-0000-0004-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										STANDARD											
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		04	SINGLE SID 80							0900	01	3,559	77.1120	91.57	325,898	1920	1985	0	0	26.50	73.50										
Exterior Wall		19	COMMON BRK 20							1 SNGL FAM - 100% - 0														Heated Area: 3162							
Roof Structur		08	IRREGULAR 100																					HX Base Yr							
Roof Cover		03	COMP SHNGL 100																												
Interior Wall		05	DRYWALL 80																												
Interior Wall		04	PLYWOOD 20																												
Interior Floo		09	PINE WOOD 50																												
Interior Floo		12	HARDWOOD 50																												
Air Condition		03	CENTRAL 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																												
BUD8 Adjustme		04	DIST 01 100																												
Occupancy		00	NONE 100																												
Quality		01	Quality Level 01																												
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA																					09							
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																									
BAS		2,142	100	2,142		144,165																									
FEP		360	80	288		19,383																									
FOP		24	30	7		471																									
FOP		64	30	19		1,279																									
FUS		1,020	100	1,020		68,650																									
UOP		397	20	79		5,317																									
UST		9	45	4		269																									
TOTALS		4,016		3,559		239,535																									
EXTRA FEATURES										38306 COLONY TRL, HILLIARD																					
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
																				06/16/2023 MLU											
L N		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	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1920	1920	3	20	400															
2		0510	GARAGE WD-	0 100	22	25	550.00	SF	35.00	35.00	100	1960	1960	3	20	3,850															
3		1242	WD DECK A	0 100	0	0	176.00	SF	10.00	10.00	100	1960	1960	3	20	352															
4		0810	CONCRETE A	0 100	0	0	105.00	SF	6.50	6.50	100	1985	1985	3	49.5	338															
7		0940	SHEDS/PORT	0 100	18	11	198.00	SF	21.30	21.30	100	2003	2003	3	22	928															
8		0752	USP	0 100	11	6	66.00	SF	15.00	15.00	100	2003	2003	3	36	356															
LAND DESCRIPTION										TOTAL OB/XF										6,224											
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1		005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000													
2		006000	A	PAST1/HAY	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	440.00	440.00	440													
3		005400	A	TIMBER 1 SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	720.00	720.00	720													
4		009910	M	MKT. VAL. AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000													