

PT OF NW1/4 & NE1/4
IN OR 1169/496
EX ESMT PT OR 1473/92

THOMAS PHILLIP L SR & LYNN M
38095 COLONY TRAIL
HILLIARD, FL 32046

2023

16-4N-24-0000-0004-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,787	100	1,787	236,092
BAS	506	100	506	66,851
FCP	624	25	156	20,610
FEP	306	80	245	32,368
FOP	393	30	118	15,590

TOTALS	3,616		2,812	371,512
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	
6	0350	CARPORT WD	0 100	10	8	80.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	005000	C	RURAL HOME	100	0005		0.00	0.00	
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,812	117.1104	139.07	391,065	2003	2011	0	0	0	5.00	95.00
1 SNGL FAM - 100% - 2004 Heated Area: 2293 HX Base Yr 2004												
38095 COLONY TRL, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/15/2023 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,512	
TOTAL MARKET OB/XF VALUE		5,395	
TOTAL LAND VALUE - MARKET		200,550	
TOTAL MARKET VALUE		411,455	
SOH/AGL Deduction		211,581	
ASSESSED VALUE		199,874	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		149,874	
TOTAL JUST VALUE		577,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011924	METAL ROOF	48,000	09/08/2021
18008071	CARPORT	14,913	08/08/2018
B03107	NEW CONSTR	170,000	01/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1169/0496	9/08/2003	WD	U	V	01
GRANTOR: THOMAS PHILLIP L SR &					
GRANTEE: THOMAS PHILLIP SR &					
1112/1450	2/07/2003	WD	U	V	07
GRANTOR: MURREE JOHN R SR ETA					
GRANTEE: THOMAS PHILLIP SR &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W13 FEP=[YR=2018] W34 S9 E34 N9\$ S9 W34 N15 W27 S12 FCP=[YR=2016] W24 S26 E24 BAS=[YR=2018] E22 N23 W22 S23\$ N26\$ S3 E22 S20 E7 S5 FOP=[YR=2003] S8 E17 S3 E11 N3 E17 N8 W45\$ E45 N34\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	005000	C	RURAL HOME	100	0005		0.00	0.00	
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	