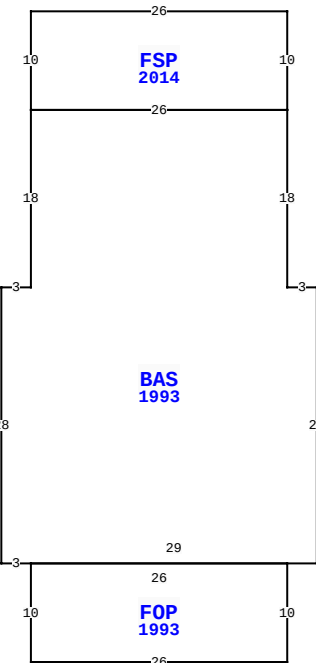


**MURRHEE FRANCES J L/E &/
3826 COLONY TRAIL
HILLIARD, FL 32046**

16-4N-24-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0100	01	1,546	109.1400		98.50	152,281	1936	1975		0		0	18.75	81.25	VALUATION BY					STANDARD														
Roof Structure		03	GABLE/HIP 100		1 SINGLE FAM - 50% - 0															Heated Area: 1364										HX Base Yr									
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					123,728														
Interior Wall		04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					10,096														
Interior Floor		14	CARPET 90																	TOTAL LAND VALUE - MARKET					151,580														
Interior Floor		08	SHT VINYL 10																	TOTAL MARKET VALUE					195,945														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					80,324														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					115,621														
Bedrooms			3 100		TOTAL EXEMPTION VALUE					HA HAB WX					30,000																								
Bathrooms			1 100		BASE TAXABLE VALUE					85,621																													
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					285,404																													
Stories		1.	1. 100		NCON VALUE					0																													
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					142,275																													
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
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	1,364	100	1,364	109,163																																			
FOP	260	30	78	6,242																																			
FSP	260	40	104	8,323																																			
TOTALS		1,884		1,546	123,728																																		
EXTRA FEATURES					3826 COLONY TR, HILLIARD										BLD DATE				LGL DATE		06/15/2023		MLU																
					XF DATE				LAND DATE																														
					INC DATE				AG DATE																														
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	0370	CHICKEN HS	0	0	400	30		12,000.00	SF 0.40	100	1963	1963	3	20	960																								
2	0370	CHICKEN HS	0	0	400	30		12,000.00	SF 0.40	100	1964	1964	3	20	960																								
3	0370	CHICKEN HS	0	0	400	30		12,000.00	SF 0.40	100	1966	1966	3	20	960																								
4	0500	FP-PRE FAB	0	50	0	0		1.00	UT 3,500.00	100	1959	1959	3	22	770																								
5	0370	CHICKEN HS	0	0	40	410		16,400.00	SF 0.40	100	1989	1989	3	20	1,312																								
6	0370	CHICKEN HS	0	0	40	410		16,400.00	SF 0.40	100	1989	1989	3	20	1,312																								
7	1242	WD DECK A	0	0	10	12		120.00	SF 10.00	100	1986	1986	3	20	240																								
8	0350	CARPORT WD	0	50	30	22		660.00	SF 13.00	100	1992	1992	3	20	1,716																								
9	0940	SHEDS/PORT	0	50	14	22		220.00	SF 30.00	100	1966	1966	3	20	1,320																								
10	0810	CONCRETE A	0	50	0	0		420.00	SF 6.50	100	1966	1966	3	20	546																								
LAND DESCRIPTION					TOTAL OB/XF															10,096																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
2	005000	C	RURAL HOME	50			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																						
3	006000	A	PAST1/HAY	0			0.00	0.00	4.82	AC		1.00	1.00	1.00	440.00	440.00	2,121																						
4	009910	M	MKT. VAL. AG	0			0.00	0.00	4.82	AC		1.00	1.00	1.00	19,000.00	19,000.00	91,580																						
REVIEW DATE	06/11/2020	BY	TWA	Total Acres: 6.82		Total Land Value: 62,121		Market: 91,580		Agricultural: 2,121		Common: 60,000		PRINTED 08/02/2023 BY SYS																									