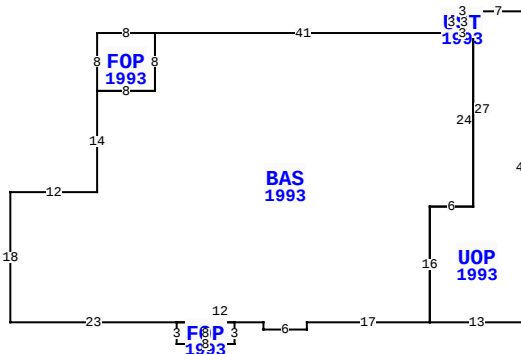
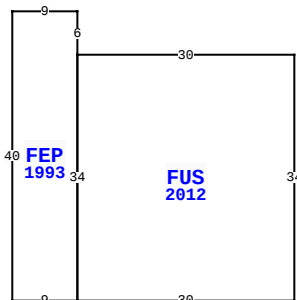


WINGATE R WAYNE & EULA W
38306 COLONY TRAIL
HILLIARD, FL 32046

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

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY							
Exterior Wall	04	SINGLE SID 80			0900	01	3,559	77.1120	96.39	343,052	1920	1985	0	0	0	27.00	73.00	STANDARD							
Exterior Wall	19	COMMON BRK 20			1 SNGL FAM - 100% - 0										Heated Area: 3162 HX Base Yr										
Roof Structur	08	IRREGULAR 100																							
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	150,721																					
FEP	360	80	288	20,265																					
FOP	24	30	7	493																					
FOP	64	30	19	1,337																					
FUS	1,020	100	1,020	71,772																					
UOP	397	20	79	5,559																					
UST	9	45	4	282																					
TOTALS	4,016		3,559	250,428																					
EXTRA FEATURES					38306 COLONY TRL, HILLIARD										BLD DATE		LGL DATE		06/16/2023		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	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	47	321										
5	0940	SHEDS/PORT	0 100	18	11	198.00	SF	21.30	21.30	100	2003	2003	3	21	886										
6	0752	USP	0 100	11	6	66.00	SF	15.00	15.00	100	2003	2003	3	32	317										