PT OF NW1/4 & NE1/4
IN OR 2724/1434
EX ESMT PT OR 1473/92

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

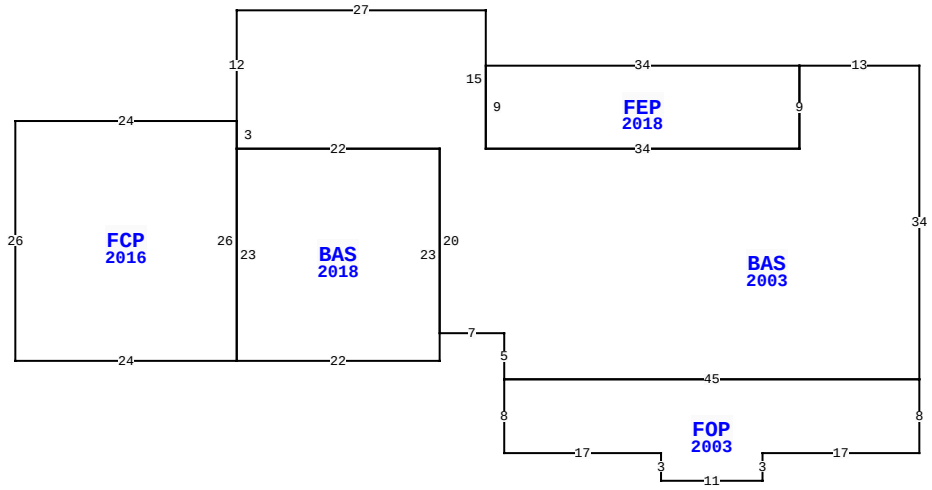
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	247,211
BAS	506	100	506	69,999
FCP	624	25	156	21,581
FEP	306	80	245	33,893
FOP	393	30	118	16,324
TOTALS	3,616		2,812	389,008

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	146.39	411,649	2003	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2004 Heated Area: 2293 HX Base Yr 2004



38095 COLONY TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,008
TOTAL MARKET OB/XF VALUE		5,253
TOTAL LAND VALUE - MARKET		200,550
TOTAL MARKET VALUE		428,241
SOH/AGL Deduction		223,075
ASSESSED VALUE		205,166
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,166
TOTAL JUST VALUE		594,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,457

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	SALE PRICE
2724/1434	7/09/2024	LE	U	I	11	100
GRANTOR: THOMAS PHILLIP L & LY						
GRANTEE: THOMAS PAUL ANDREW						
1169/0496	9/08/2003	WD	U	V	01	100
GRANTOR: THOMAS PHILLIP L SR &						
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$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	2003	2003	3	83	1,187	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	22	792	
4	0350	CARPORT WD	0	100	10	8	80.00	SF	13.00	13.00	100	2004	2004	3	22	229	

LAND DESCRIPTION

TOTAL OB/XF 5,253

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	11.37	AC		1.00	1.00	1.00	350.00	350.00	3,980							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.37	AC		1.00	1.00	1.00	15,000.00	15,000.00	170,550							

REVIEW DATE 05/03/2022 BY TWX Total Acres: 12.37 Total Land Value: 33,980 Market: 170,550 Agricultural: 3,980 Common: 30,000 PRINTED 08/06/2024 BY SYS