PT OF S1/2 OF N1/2
PT OR 230/265
EX 4-5

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	19	COMMON BRK 20
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

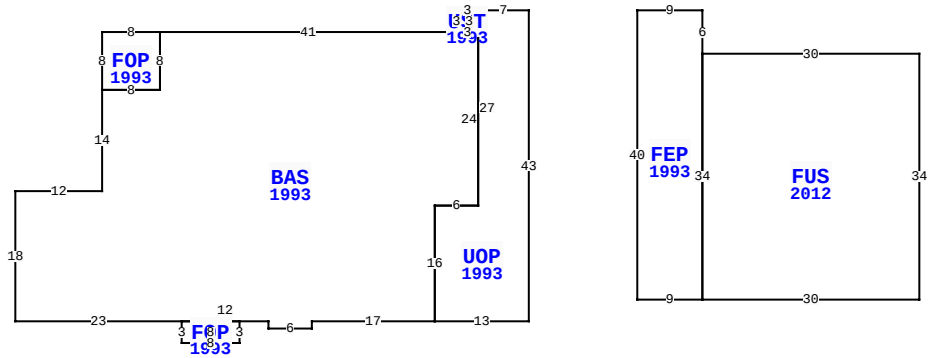
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	1993	2,142	158,075
FEP	360	80	1993	288	21,254
FOP	24	30	1993	7	517
FOP	64	30	1993	19	1,402
FUS	1,020	100	2012	1,020	75,274
UOP	397	20	1993	79	5,830
UST	9	45	1993	4	295
TOTALS	4,016			3,559	262,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,559	77.1120	101.79	362,271	1920	1985	0	0	0	27.50	72.50

1 SNGL FAM – 100% - 0 Heated Area: 3162 HX Base Yr



38306 COLONY TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,646
TOTAL MARKET OB/XF VALUE		6,042
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		314,743
SOH/AGL Deduction		196,463
ASSESSED VALUE		118,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,558
TOTAL JUST VALUE		383,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009638	NEW SHINGLES	0	07/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0230/0265	1/01/1976	MS	U	V		50,000

GRANTOR:

GRANTEE:

BUILDING NOTES

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	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	44	300	
5	0940	SHEDS/PORT	0	100	18	11	198.00	SF	21.30	21.30	100	2003	2003	3	20	843	
6	0752	USP	0	100	11	6	66.00	SF	15.00	15.00	100	2003	2003	3	30	297	

BUILDING DIMENSIONS

UOP=[YR=1993] W7 UST=[YR=1993] W3 S3 BAS=[YR=1993] W41
FOP=[YR=1993] W8 S8 E8 N8 $ S8 W8 S14 W12 S18 E23
FOP=[YR=1993] S3 E8 N3 W8 $ E12 S1 E6 N1 E17 N16 E6 N24 W3 $
E3 N3 $ S27 W6 S16 E13 N43 $ PTR= E15 FEP=[YR=1993] E9 S6
FUS=[YR=2012] E30 S34 W30 N34 $ S34 W9 N40 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 6,042

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	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	370.00	370.00	370							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	685.00	685.00	685							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/03/2022 BY TWA Total Acres: 3.00 Total Land Value: 46,055 Market: 70,000 Agricultural: 1,055 Common: 45,000 PRINTED 07/30/2025 BY SYS