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

**2025**

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

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

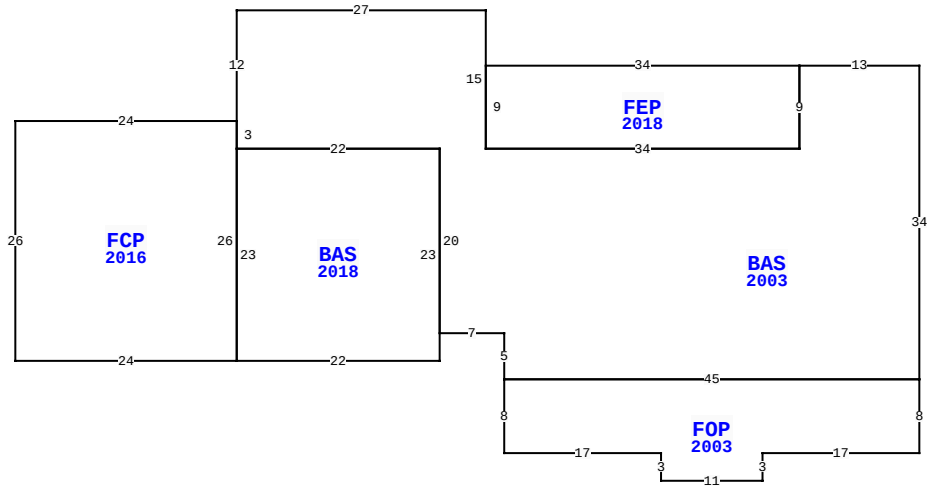
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,787 | 100 | 2003 | 1,787 | 259,677 |
| BAS | 506 | 100 | 2018 | 506 | 73,530 |
| FCP | 624 | 25 | 2016 | 156 | 22,669 |
| FEP | 306 | 80 | 2018 | 245 | 35,603 |
| FOP | 393 | 30 | 2003 | 118 | 17,147 |
| TOTALS | 3,616 | | | 2,812 | 408,625 |

## 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 | 154.59 | 434,707 | 2003 | 2011 | 0 | 0 | 0 | 6.00 | 94.00 |

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




38095 COLONY TRL, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 408,625 |
| TOTAL MARKET OB/XF VALUE | | 5,157 |
| TOTAL LAND VALUE - MARKET | | 221,235 |
| TOTAL MARKET VALUE | | 462,818 |
| SOH/AGL Deduction | | 251,762 |
| ASSESSED VALUE | | 211,056 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 160,334 |
| TOTAL JUST VALUE | | 635,017 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 594,811 |

| 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 | Q | 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 | 86 | 3,010 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 220.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 1,173 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 21 | 756 | |
| 4 | 0350 | CARPORT WD | 0 | 100 | 10 | 8 | 80.00 | SF | 13.00 | 13.00 | 100 | 2004 | 2004 | 3 | 21 | 218 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,157

| 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 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005300 | A | CROPLAND 3 | 0 | | OR | 0.00 | 0.00 | 11.37 | AC | | 1.00 | 1.00 | 1.00 | 355.00 | 355.00 | 4,036 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 11.37 | AC | | 1.00 | 1.00 | 1.00 | 15,500.00 | 15,500.00 | 176,235 | | | | | | | |

REVIEW DATE 05/03/2022 BY TWX Total Acres: 12.37 Total Land Value: 49,036 Market: 176,235 Agricultural: 4,036 Common: 45,000 PRINTED 07/30/2025 BY SYS