PT OF SW1/4 OF NW1/4 &
PT OF SE1/4 OF NW1/4
IN OR 1292/960

HUNTER JANICE L
P O BOX 601
HILLIARD, FL 32046

2025

16-4N-24-0000-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

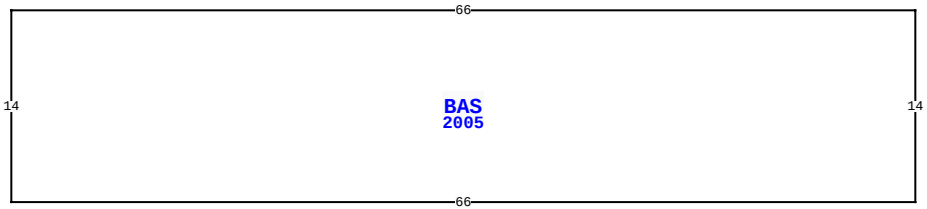
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2005	924	20,846
TOTALS	924			924	20,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	94.0000	75.20	69,485	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 924 HX Base Yr 2006



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,846
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		111,120
TOTAL MARKET VALUE		131,966
SOH/AGL Deduction		90,337
ASSESSED VALUE		41,629
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		11,629
TOTAL JUST VALUE		131,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0960	2/03/2005	WD	Q	V		37,300

GRANTOR: MURRHEE JOHN R SR
GRANTEE: HUNTER JAMES F & JA

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

38200 COLONY TRL, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W66 S14 E66 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	4.63	AC		1.00	1.00	0.80	30,000.00	24,000.00	111,120							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 4.63 Total Land Value: 111,120 Market: 0 Agricultural: 0 Common: 111,120 PRINTED 07/30/2025 BY SYS