IN OR 1471/1629
ESMT OR 1473/92
ESMT OR 1482/775

WINGATE MARK W & ANGELA M
38280 COLONY TRAIL
HILLIARD, FL 32046

2025

16-4N-24-0000-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

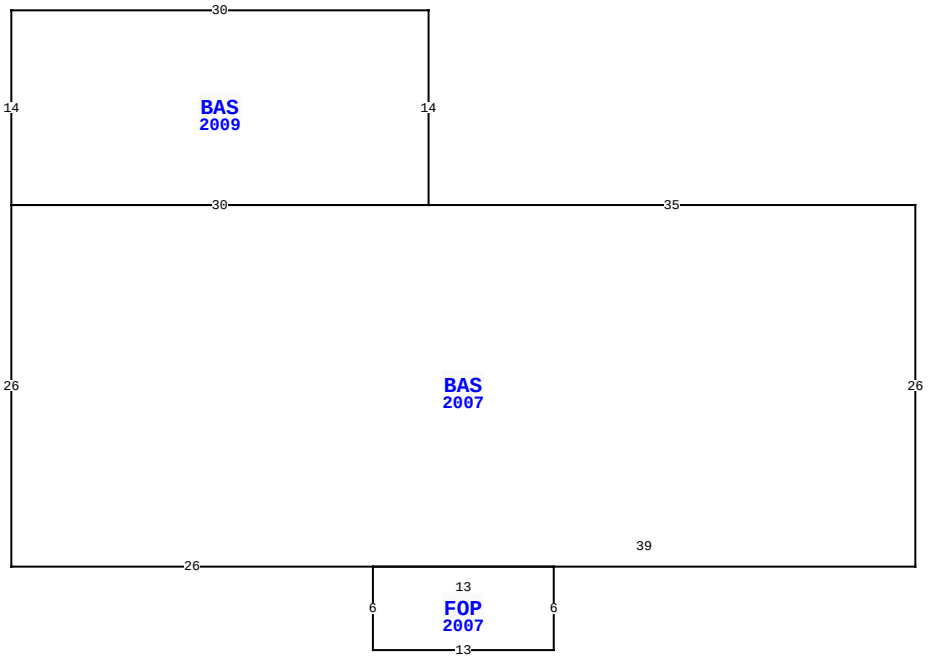
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	2007	1,690	175,797
BAS	420	100	2009	420	43,689
FOP	78	30	2007	23	2,393
TOTALS	2,188			2,133	221,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	87.3180	115.26	245,850	1997	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2008 Heated Area: 2110 HX Base Yr 2008



38280 COLONY TRL, HILLIARD

BLD DATE	11/15/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		221,880
TOTAL MARKET OB/XF VALUE		268
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		322,948
SOH/AGL Deduction		188,579
ASSESSED VALUE		134,369
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,647
TOTAL JUST VALUE		322,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22132	20X20 AG BARN	0	12/01/2008
M13812	MECH OTHER	0	05/01/2008
M13149	MECH OTHER	0	07/01/2007
P12581	OTHER	0	07/01/2007
E19193	ELEC OTHER	0	05/01/2007
R10159	REPAIR/RRF	2,450	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1629	1/16/2007	WD	Q	V	01	100

GRANTOR: WINGATE RALPH W & EUL
GRANTEE: WINGATE MARK W & AN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35BAS=[YR=2009] N14W30S14 E30$
W30S26E26FOP=[YR=2007] S6E13N6 W13$E39N26$.

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	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2006	2006	3	86	268	

LAND DESCRIPTION

TOTAL OB/XF 268

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	000100	C	RES	100	0005	OR	0.00	0.00	3.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	100,800							

REVIEW DATE 06/11/2020 BY TWA Total Acres: 3.36 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS