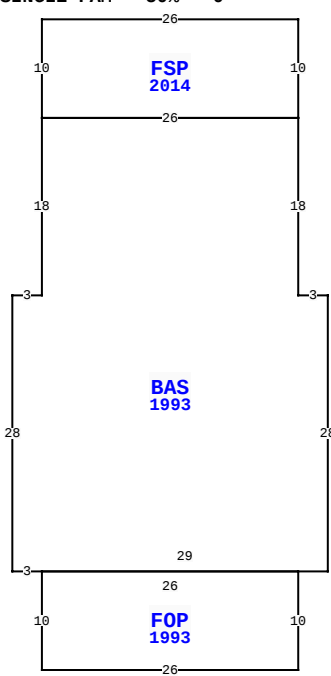


**MURRHEE FRANCES J L/E &/
3826 COLONY TRAIL
HILLIARD, FL 32046**

16-4N-24-0000-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0100	01	1,546	109.1400	109.14	168,730	1936	1975	0	0	19.25	80.75	VALUATION BY					STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 50% - 0															Heated Area: 1364					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					136,249														
Interior Wall		04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					10,026														
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					214,600														
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					218,058														
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					82,885														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					135,173														
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HA HAB WX					30,000									
Bathrooms			1 100																	BASE TAXABLE VALUE					105,173														
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					360,875														
Stories		1.	1. 100																	NCON VALUE					0														
Units			0 100		INCOME VALUE																																		
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE					291,475																													
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
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	1,364	100	1993	1,364	120,210																																		
FOP	260	30	1993	78	6,874																																		
FSP	260	40	2014	104	9,166																																		
TOTALS		1,884		1,546	136,249																																		
EXTRA FEATURES					3826 COLONY TR, HILLIARD										BLD DATE				LGL DATE		05/09/2025		MLU																
															XF DATE				LAND DATE		01/28/2025		KBA																
															INC DATE				AG DATE																				
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																							
1	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	100	1963	1963	3	20	960																								
2	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	100	1964	1964	3	20	960																								
3	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	100	1966	1966	3	20	960																								
4	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	100	1959	1959	3	20	700																								
5	0370	CHICKEN HS	0	0	40	410	16,400.00	SF	0.40	100	1989	1989	3	20	1,312																								
6	0370	CHICKEN HS	0	0	40	410	16,400.00	SF	0.40	100	1989	1989	3	20	1,312																								
7	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	100	1986	1986	3	20	240																								
8	0350	CARPORT WD	0	50	30	22	660.00	SF	13.00	100	1992	1992	3	20	1,716																								
9	0940	SHEDS/PORT	0	50	14	22	220.00	SF	30.00	100	1966	1966	3	20	1,320																								
10	0810	CONCRETE A	0	50	0	0	420.00	SF	6.50	100	1966	1966	3	20	546																								
LAND DESCRIPTION					TOTAL OB/XF										10,026																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
2	005000	C	AGRICULTURAL	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.82	AC		1.00	1.00	1.00	370.00	370.00	1,783																						
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	144,600																						
REVIEW DATE		06/11/2020		BY	TWA		Total Acres: 6.82		Total Land Value: 71,783		Market: 144,600		Agricultural: 1,783		Common: 70,000		PRINTED 07/30/2025 BY SYS																						