

PT OF SW1/4 OF NW1/4
DB 264/560 & D/C OR 43/646
PARCELS 5 & 4-7

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

2026

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	114.60	177,172	1936	1975	0	0	0	19.50	80.50	VALUATION BY STANDARD																												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 50% - 0														Heated Area: 1364														HX Base Yr													
Roof Cover	12	MODULAR MT 100	FSP 2014 BAS 1993 FOP 1993														VALUATION BY TAX GROUP: 4														Tax Dist:													
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE														142,623													
Interior Floo	14	CARPET 90															TOTAL MARKET OB/XF VALUE														9,480													
Interior Floo	08	SHT VINYL 10															TOTAL LAND VALUE - MARKET														143,220													
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														295,323													
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														65,580													
Bedrooms	3	100															ASSESSED VALUE														229,743													
Bathrooms	1	100															TOTAL EXEMPTION VALUE														56,411													
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														173,332													
Stories	1.	1. 100															TOTAL JUST VALUE														295,323													
Units	0	100	NCON VALUE														0																											
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE														360,875																											
Quality			03	Quality Level 03																																								
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	1,364	100	1993	1,364	125,833																																							
FOP	260	30	1993	78	7,196																																							
FSP	260	40	2014	104	9,594																																							
TOTALS			1,884		1,546	142,623																																						
EXTRA FEATURES						3826 COLONY TR, HILLIARD																																						
						BLD DATE														LGL DATE																								
						XF DATE														LAND DATE																								
						INC DATE														AG DATE																								
																				05/12/2026 MLU																								
																				01/28/2025 KBA																								
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	0.40	100	1963	1963	3	20	960																												
2	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	0.40	100	1964	1964	3	20	960																												
3	0370	CHICKEN HS	0	0	400	30	12,000.00	SF	0.40	0.40	100	1966	1966	3	20	960																												
4	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700																												
5	0370	CHICKEN HS	0	0	40	410	16,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,312																												
6	0370	CHICKEN HS	0	0	40	410	16,400.00	SF	0.40	0.40	100	1989	1989	3	20	1,312																												
7	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1986	1986	3	20	240																												
8	0350	CARPORT WD	0	50	30	22	660.00	SF	13.00	13.00	100	1992	1992	3	20	1,716																												
9	0940	SHEDS/PORT	0	50	14	22	220.00	SF	30.00	30.00	100	1966	1966	3	20	1,320																												
TOTAL OB/XF																		9,480																										
LAND DESCRIPTION																																												
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	000100	C	RES	50	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000																											
2	000100	C	RES	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000																											
3	000100	C	RES	100		OR	0.00	0.00	4.82	AC		1.00	1.00	1.00	21,000.00	21,000.00	101,220																											
REVIEW DATE 01/01/2023 BY CD																																												
Total Acres: 6.82 Total Land Value: 143,220 Market: 0 Agricultural: 0 Common: 143,220 PRINTED 07/09/2026 BY SYS																																												