LOT 7
IN OR 1338/468
SOUTHERN GLEN PB 6/388

VINZANT LAURA M
37091 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

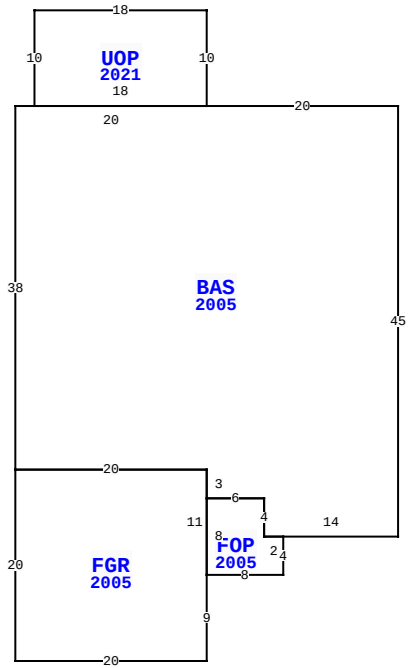
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	168,932
FGR	400	55	220	22,717
FOP	56	30	17	1,755
UOP	180	20	36	3,718
TOTALS	2,272		1,909	197,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	121.7160	109.85	209,704	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1636 HX Base Yr 2006



37091 SOUTHERN GLEN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,122
TOTAL MARKET OB/XF VALUE		2,524
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		221,646
SOH/AGL Deduction		108,529
ASSESSED VALUE		113,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,117
TOTAL JUST VALUE		221,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220113	REPAIR/RRF	0	04/06/2022
0338	TEMP POLE	0	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0468	8/02/2005	WD	Q	I		125,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: VINZANT LAURA M						
1245/1901	7/15/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 UOP=[YR=2021] N10 W18 S10 E18$ W20 S38
FGR=[YR=2005] S20 E20 N9 FOP=[YR=2005] E8 N4 W2 N4 W6 S8$ N11 W20$ E20 S3 E6 S4 E14 N45$.

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	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2005	2005	3	87	2,524	

LAND DESCRIPTION

TOTAL OB/XF 2,524

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	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 06/13/2022 BY TWA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS