

LOT 9  
IN OR 2130/610  
SOUTHERN GLEN PB 6/388

HAMLIN FREDRICK R & LORI  
37113 SOUTHERN GLEN WAY  
HILLIARD, FL 32046

2023

16-3N-24-1985-0009-0000



| 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                 | PAGE 1 of 1 3                   |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 17               | CB STUCCO 100  | 0100                              | 01                   | 1,509              | 130.2030    | 117.51         | 177,323        | 2005        | 2005           | 0         | 0         | 0           | 8.50    | 91.50                  | VALUATION SUMMARY               |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2018        |                      |                    |             |                |                |             |                |           |           |             |         |                        | Heated Area: 1264               |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | HX Base Yr 2018                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | VALUATION BY                    |            |                             |      |         |      |     |    |        |  | STANDARD     |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 80      |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | Tax Group: 3                    |            |                             |      |         |      |     |    |        |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 20   |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | BUILDING MARKET VALUE           |            |                             |      |         |      |     |    |        |  | 162,251      |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | TOTAL MARKET OB/XF VALUE        |            |                             |      |         |      |     |    |        |  | 5,291        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | TOTAL LAND VALUE - MARKET       |            |                             |      |         |      |     |    |        |  | 22,000       |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | TOTAL MARKET VALUE              |            |                             |      |         |      |     |    |        |  | 189,542      |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | SOH/AGL Deduction               |            |                             |      |         |      |     |    |        |  | 58,684       |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 03               | MASONRY 100    |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | ASSESSED VALUE                  |            |                             |      |         |      |     |    |        |  | 130,858      |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | TOTAL EXEMPTION VALUE           |            |                             |      |         |      |     |    |        |  | HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       | 0                | 0 100          |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        | BASE TAXABLE VALUE              |            |                             |      |         |      |     |    |        |  | 80,858       |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                   | 00               | NONE 100       | TOTAL JUST VALUE                  |                      |                    |             |                |                |             |                |           |           | 189,542     |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | NCON VALUE                        |                      |                    |             |                |                |             |                |           |           | 0           |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | INCOME VALUE                      |                      |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | PREVIOUS YEAR MKT VALUE           |                      |                    |             |                |                |             |                |           |           | 160,440     |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,264            | 100            | 1,264                             | 135,908              |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                         | 400              | 55             | 220                               | 23,655               |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                         | 52               | 30             | 16                                | 1,720                |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                         | 180              | 5              | 9                                 | 968                  |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,896                             | 1,509                | 162,251            |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 37113 SOUTHERN GLEN WAY, HILLIARD |                      |                    |             |                |                |             |                |           |           |             |         |                        | BLD DATE<br>XF DATE<br>INC 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                                                                                                                                           | 0811             | CONCRETE B     | 0                                 | 100                  | 0                  | 0           | 748.00         | SF             | 5.20        | 5.20           | 100       | 2005      | 2005        | 3       | 87                     | 3,384                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                           | 1242             | WD DECK A      | 0                                 | 100                  | 0                  | 0           | 100.00         | SF             | 10.00       | 10.00          | 100       | 2017      | 2017        | 3       | 82                     | 820                             |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                           | 0820             | WOOD WALK      | 0                                 | 100                  | 0                  | 0           | 125.00         | SF             | 11.75       | 11.75          | 100       | 2019      | 2019        | 3       | 74                     | 1,087                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            | TOTAL OB/XF 5,291           |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION              | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT 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 05/06/2020 BY TWA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS |                  |                |                                   |                      |                    |             |                |                |             |                |           |           |             |         |                        |                                 |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |