LOT 10
SOUTHERN GLEN PB 6/388

GODWIN HARRY J JR & PHYLLIS B
37125 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0010-0000

BUILDING CHARACTERISTICS

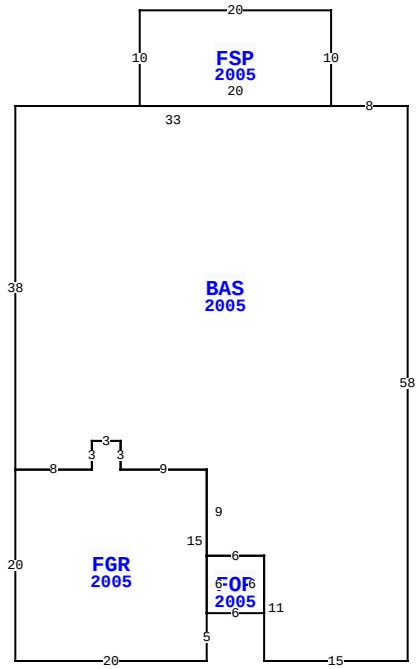
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,903	100	1,903	193,365
FGR	409	55	225	22,862
FOP	36	30	11	1,118
FSP	200	40	80	8,129
TOTALS	2,548		2,219	225,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	123.0500	111.05	246,420	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1903 HX Base Yr



37125 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,474
TOTAL MARKET OB/XF VALUE	5,419
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	252,893
SOH/AGL Deduction	0
ASSESSED VALUE	252,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,893
TOTAL JUST VALUE	252,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/0620	3/02/2023	WD	Q	I	02	290,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GOODWIN HARRY J JR						
2601/0722	10/28/2022	WD	U	I	37	274,400
GRANTOR: KIBLER TIRRELL & WHIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 FSP=[YR=2005] N10 W20 S10 E20$ W33 S38
FGR=[YR=2005] S20 E20 N5 FOP=[YR=2005] E6 N6 W6 S6$ N15 W9 N3
W3 S3 W8$ E8 N3 E3 S3 E9 S9 E6 S11 E15 N58$.

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	0	0	0	757.00	SF	5.20	5.20	100	2005	2005	3	87	3,425	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2005	2005	3	27	347	
3	0753	UEP	0	0	12	12	144.00	SF	22.00	22.00	100	2007	2007	3	52	1,647	

LAND DESCRIPTION

TOTAL OB/XF 5,419

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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 01/31/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS