

GODRON NICHOLAS
37169 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	17	0100	01	1,498	130.2030	117.51	176,030	2005	2005	0	0	0	8.50	91.50	Tax Group: 3 Tax Dist:																
Roof Structure	03	1 SINGLE FAM - 100% - 2023										Heated Area: 1264										HX Base Yr 2023									
Roof Cover	03											BUILDING MARKET VALUE										161,067									
Interior Wall	05											TOTAL MARKET OB/XF VALUE										3,239									
Interior Floor	14											TOTAL LAND VALUE - MARKET										22,000									
Interior Floor	08											TOTAL MARKET VALUE										186,306									
Air Condition	03											SOH/AGL Deduction										0									
Heating Type	04											ASSESSED VALUE										186,306									
Bedrooms												TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms												BASE TAXABLE VALUE										136,306									
Frame	03											TOTAL JUST VALUE										186,306									
Stories	1.											NCON VALUE										0									
Units	00	INCOME VALUE																													
Occupancy	00	PREVIOUS YEAR MKT VALUE										158,155																			
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	16	30	5	538																											
PTO	180	5	9	968																											
TOTALS		1,860		1,498	161,067																										
EXTRA FEATURES										37169 SOUTHERN GLEN WAY, HILLIARD																					
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	716.00	SF	5.20	5.20	100	2005	2005	3	87	3,239																
LAND DESCRIPTION										TOTAL OB/XF										3,239											
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	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 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																															