LOT 17
IN OR 1275/1562
SOUTHERN GLEN PB 6/388

MAKS BRIAN JAMES
37203 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0017-0000

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 70
Interior Floo	11	CLAY TILE 30
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

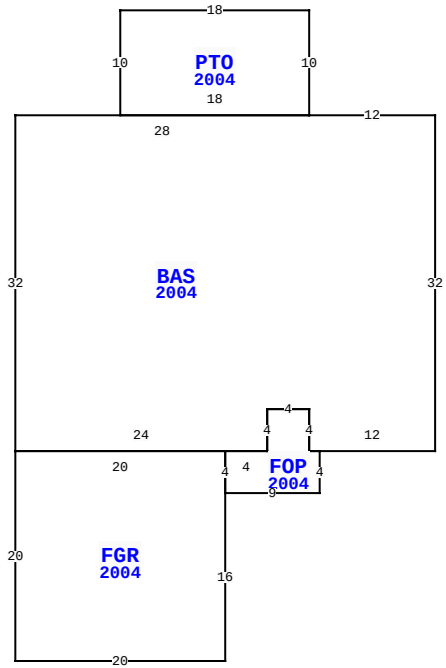
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	139,915
FGR	400	55	220	24,353
FOP	52	30	16	1,771
PTO	180	5	9	996
TOTALS	1,896		1,509	167,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	134.7777	121.64	183,555	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1264 HX Base Yr 2005



37203 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,035
TOTAL MARKET OB/XF VALUE		2,745
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		191,780
SOH/AGL Deduction		93,257
ASSESSED VALUE		98,523
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		43,523
TOTAL JUST VALUE		191,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704	NEW CONSTR	0	02/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1562	11/22/2004	WD	Q	I		109,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: MAKS BRIAN JAMES						
1208/0737	2/13/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N10 W18 S10 E18$ W28 S32
FGR=[YR=2004] S20 E20 N16 FOP=[YR=2004] E9 N4 W1 N4 W4 S4 W4
S4$ N4 W20$ E24 N4 E4 S4 E12 N32$.

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	0810	CONCRETE A	0	100	0	0	491.00	SF	6.50	6.50	100	2004	2004	3	86	2,745	

LAND DESCRIPTION

TOTAL OB/XF 2,745

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 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