LOT 22
SOUTHERN GLEN PB 6/388

MCFALL ISAIAH & ALYSON
37142 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0022-0000

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

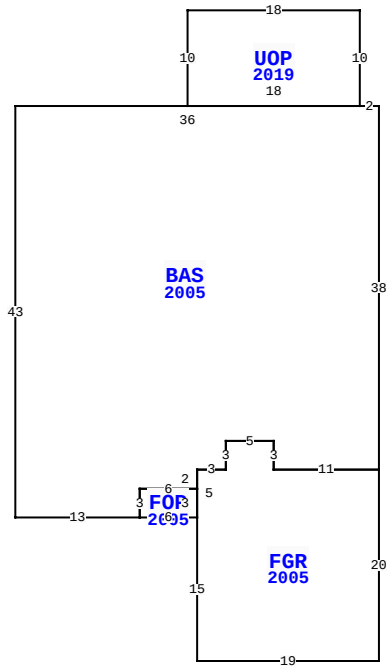
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	155,892
FGR	395	55	217	22,462
FOP	18	30	5	518
UOP	180	20	36	3,727
TOTALS	2,099		1,764	182,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	125.3500	113.13	199,561	2005	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 0 Heated Area: 1506 HX Base Yr



37142 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	182,598
TOTAL MARKET OB/XF VALUE	3,297
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	207,895
SOH/AGL Deduction	14,315
ASSESSED VALUE	193,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,580
TOTAL JUST VALUE	207,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1546	4/05/2021	WD	Q	I	01	217,200
GRANTOR: GODWIN DUSTIN L &						
GRANTEE: MCFALL ISAIAH & ALY						
2129/1451	6/21/2017	WD	Q	I	01	150,000
GRANTOR: HIGGINBOTHAM KAYLA M						
GRANTEE: GODWIN DUSTIN L & Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 UOP=[YR=2019] N10 W18 S10 E18$ W36 S43 E13
FOP=[YR=2005] E6 FGR=[YR=2005] S15 E19 N20 W11 N3 W5 S3 W3
S5$ N3 W6 S3$ N3 E6 N2 E3 N3 E5 S3 E11 N38$.

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	0	0	0	583.00	SF	6.50	6.50	100	2005	2005	3	87	3,297	

LAND DESCRIPTION

TOTAL OB/XF 3,297

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 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