LOT 23
SOUTHERN GLEN PB 6/388

LASKIS SCOTT P &/THARPE-HUGHES COURTNEY M
37130 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

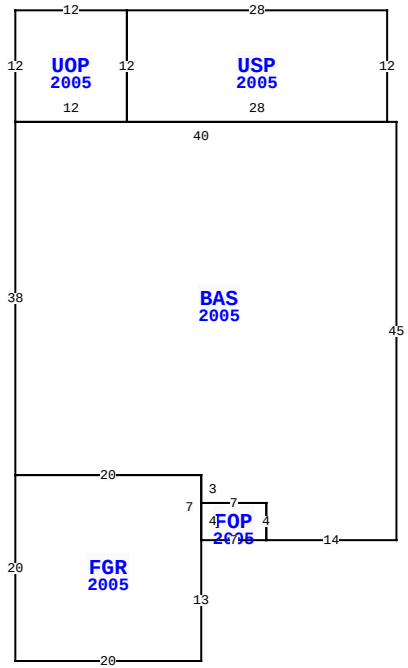
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,677	100	1,677	184,195
FGR	400	55	220	24,164
FOP	28	30	8	879
UOP	144	20	29	3,185
USP	336	30	101	11,094
TOTALS	2,585		2,035	223,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	126.1113	113.82	231,624	2005	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1677 HX Base Yr 2020



37130 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		223,517
TOTAL MARKET OB/XF VALUE		2,524
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		248,041
SOH/AGL Deduction		92,774
ASSESSED VALUE		155,267
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,267
TOTAL JUST VALUE		248,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210150	NEW ROOF	0	08/02/2021
0703051	SWIM POOL	0	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0440	4/05/2019	WD	Q	I	01	160,000
GRANTOR: SPA 2 LLC						
GRANTEE: LASKIS SCOTT P & TH						
2209/1606	6/29/2018	WD	U	I	37	109,900
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: SPA 2 LLC						

BUILDING NOTES

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	100	0	0	558.00	SF	5.20	5.20	100	2005	2005	3	87	2,524	

BUILDING DIMENSIONS

BAS=[YR=2005] W1 USP=[YR=2005] N12 W28 UOP=[YR=2005] W12 S12 E12 N12$ S12 E28$ W40 S38 FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E7 N4 W7 S4$ N7 W20$ E20 S3 E7 S4 E14 N45$.

LAND DESCRIPTION

TOTAL OB/XF 2,524

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 11/09/2021 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS