LOT 26
IN OR 2116/621
SOUTHERN GLEN PB 6/388

KNOLL ZACHARY J & KASSIE DAWN
37098 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

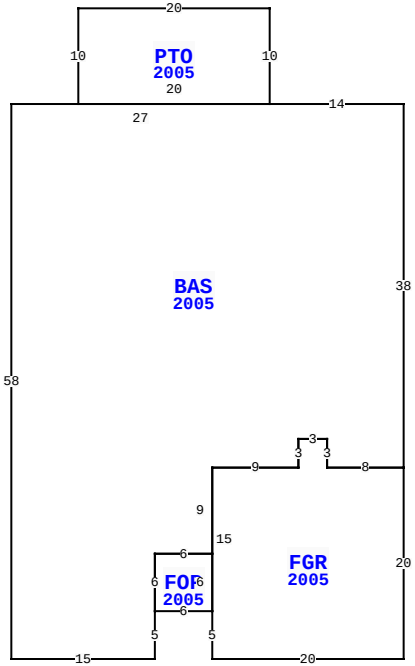
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,903	100	1,903	194,677
FGR	409	55	225	23,018
FOP	36	30	11	1,125
PTO	200	5	10	1,023
TOTALS	2,548		2,149	219,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	120.5890	108.83	233,876	2005	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1903 HX Base Yr 2019



37098 SOUTHERN GLEN WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,843
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		244,435
SOH/AGL Deduction		75,105
ASSESSED VALUE		169,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,330
TOTAL JUST VALUE		244,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170191	REPAIR/RRF	0	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2116/0621	4/20/2017	WD	U	I	30	59,200
GRANTOR: KNOLL ZACHARY J						
GRANTEE: KNOLL ZACHARY J & K						
2032/1857	2/17/2016	WD	Q	I	01	125,000
GRANTOR: DUNN CALVIN E & CAROL						
GRANTEE: KNOLL ZACHARY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PTO=[YR=2005] N10 W20 S10 E20$ W27 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E20 N20 W8 N3 W3 S3 W9 S15$ N6 W6 S6$ N6 E6 N9 E9 N3 E3 S3 E8 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	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	2005	2005	3	87	2,592	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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