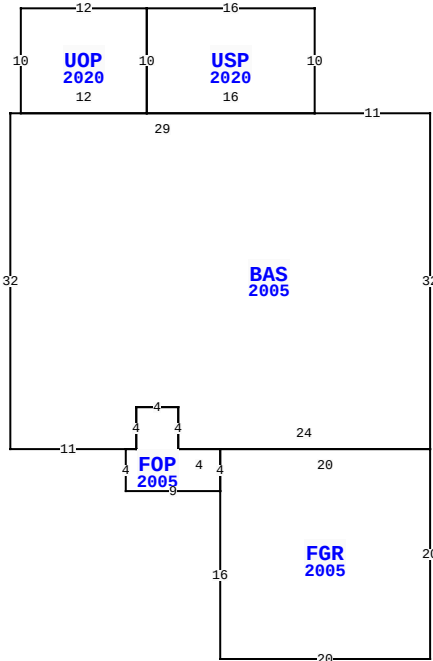


BROWN ROYAL STEWART & THERESA
37050 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	17	CB	STUCCO 100	0100	01	1,572	137.8275	124.39	195,541	2005	2015	0	0	0	3.50	96.50	VALUATION BY					STANDARD														
Roof Structur	03	GABLE/HIP	100	1 SINGLE FAM - 0% - 0													Heated Area: 1264					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL	100														188,697																			
Interior Wall	05	DRYWALL	100														4,358																			
Interior Floo	11	CLAY TILE	50														22,000																			
Interior Floo	11	CARPET	50														215,055																			
Air Condition	14	CENTRAL	100														35,237																			
Heating Type	04	AIR DUCTED	100														179,818																			
Bedrooms		3 100															0																			
Bathrooms		2 100															179,818																			
Frame	03	MASONRY	100														215,055																			
Stories	1.	1. 100															0																			
Units	00	0 100		0																																
Occupancy	00	NONE	100	181,404																																
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	151,726																																
FGR	400	55	220	26,408																																
FOP	52	30	16	1,920																																
UOP	120	20	24	2,881																																
USP	160	30	48	5,762																																
TOTALS		1,996		1,572	188,697																															
EXTRA FEATURES				37050 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	0	0	0	539.00	SF	5.20	5.20	100	2005	2005	3	87	2,438																				
2	0940	SHEDS/PORT	0	0	20	8	160.00	SF	30.00	30.00	100	2008	2008	3	40	1,920																				
TOTAL OB/XF 4,358																																				
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/05/2021 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS																																				