LOT 31
SOUTHERN GLEN PB 6/388

REID ALEX W &/MASSEY MEGHAN C
37036 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2023

16-3N-24-1985-0031-0000

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	11	CLAY TILE 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

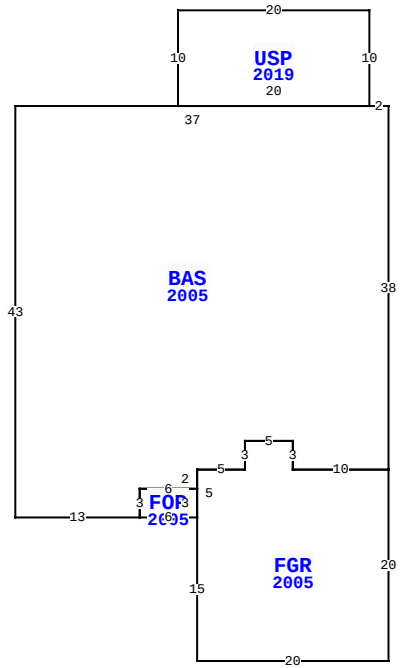
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	172,583
FGR	415	55	228	25,485
FOP	18	30	5	559
USP	200	30	60	6,707
TOTALS	2,177		1,837	205,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,837	128.3400	115.83	212,780	2005	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1544 HX Base Yr 2023



37036 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		205,333
TOTAL MARKET OB/XF VALUE		2,438
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		229,771
SOH/AGL Deduction		0
ASSESSED VALUE		229,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,771
TOTAL JUST VALUE		229,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220288	REPAIR/RRF	0	09/19/2022
0380	NEW CONSTR	73,552	05/03/2005
0381	OTHER	0	05/03/2005
0382	ELEC OTHER	0	05/03/2005
0383	MECH OTHER	0	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1030	10/05/2022	WD	Q	I	01	292,500
GRANTOR: BLANCHETTE JEFFREY A						
GRANTEE: REID ALEX W & MEGHA						
2352/0637	4/03/2020	WD	Q	I	01	200,000
GRANTOR: DIANA DEAN & NATALIE						
GRANTEE: BLANCHETTE JEFFREY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 USP=[YR=2019] N10 W20 S10 E20$ W37 S43 E13
FOP=[YR=2005] E6 FGR=[YR=2005] S15 E20 N20 W10N3 W5 S3 W5 S5$
N3 W6 S3$ N3 E6 N2 E5 N3 E5 S3 E10N38$.

EXTRA FEATURES

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	100	0	0	539.00	SF	5.20	5.20	100	2005	2005	3	87	2,438	

LAND DESCRIPTION

TOTAL OB/XF 2,438

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 11/02/2022 BY WWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS