LOT 2
IN OR 1366/1423
SOUTHERN GLEN PB 6/388

WYSS RACHEL K &/LOWE GARY G JR
37027 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2024

16-3N-24-1985-0002-0000

BUILDING CHARACTERISTICS

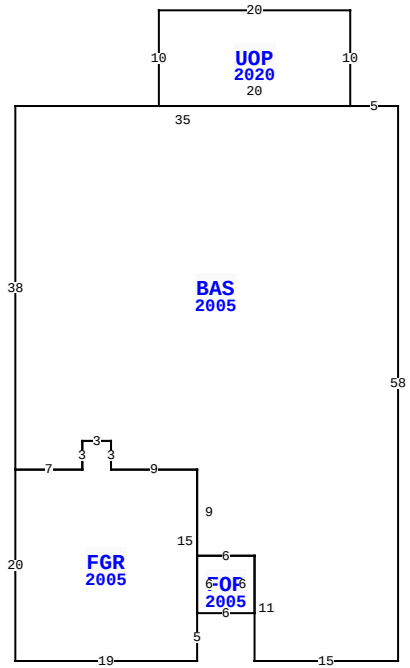
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,865	100	1,865	194,425
FGR	389	55	214	22,310
FOP	36	30	11	1,147
UOP	200	20	40	4,170
TOTALS	2,490		2,130	222,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	120.5890	114.56	244,013	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1865 HX Base Yr 2006



37027 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		222,052
TOTAL MARKET OB/XF VALUE		4,231
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		248,283
SOH/AGL Deduction		120,059
ASSESSED VALUE		128,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,224
TOTAL JUST VALUE		248,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200094	SWIM POOL	0	04/08/2020
0372	NEW CONSTR	113,090	05/03/2005
0373	MECH OTHER	0	05/03/2005
0374	ELEC OTHER	0	05/03/2005
0375	OTHER	0	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/1423	11/14/2005	WD	Q	I		132,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: WYSS RACHEL K & GAR						
1236/0625	6/08/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5 UOP=[YR=2020] N10 W20 S10 E20$ W35 S38
FGR=[YR=2005] S20 E19 N5 FOP=[YR=2005] E6 N6 W6 S6$ N15 W9 N3
W3 S3 W7$ E7 N3 E3 S3 E9 S9 E6 S11 E15 N58$.

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	773.00	SF	5.20	5.20	100	2005	2005	3	86	3,457	
2	1242	WD DECK A	0	100	0	0	180.00	SF	5.00	5.00	100	2019	2019	3	86	774	

LAND DESCRIPTION

TOTAL OB/XF 4,231

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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 10/08/2020 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/06/2024 BY SYS