LOT 13
SOUTHERN GLEN PB 6/388

PHILABAUM JEREMY &/ELLIS TALEAH
37159 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2024

16-3N-24-1985-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

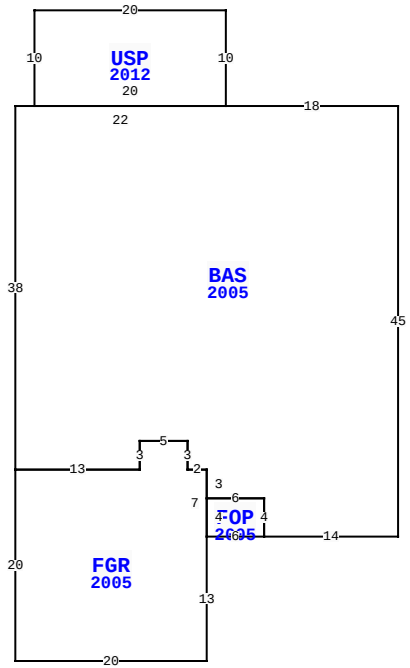
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	1,621	182,250
FGR	415	55	228	25,634
FOP	24	30	7	787
USP	200	30	60	6,746
TOTALS	2,260		1,916	215,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	130.0558	123.55	236,722	2005	2005	0	0	0	9.00	91.00

1 SINGLE FAM - 100% - 2021 Heated Area: 1621 HX Base Yr 2021



37159 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		215,417
TOTAL MARKET OB/XF VALUE		3,363
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		240,780
SOH/AGL Deduction		67,286
ASSESSED VALUE		173,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,494
TOTAL JUST VALUE		240,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0027	NEW CONSTR	79,440	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1259	5/29/2020	WD	Q	I	01	170,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: PHILABAUM JEREMY &						
2335/0607	1/23/2020	WD	U	I	37	163,800
GRANTOR: DUPERRY SARA M WOLLIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2012] N10 W20 S10 E20$ W22 S38
FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E6 N4 W6 S4$ N7 W2 N3
W5 S3 W13$ E13 N3 E5 S3 E2 S3 E6 S4 E14 N45$.

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	752.00	SF	5.20	5.20	100	2005	2005	3	86	3,363	

LAND DESCRIPTION

TOTAL OB/XF 3,363

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 10/23/2023 BY WWA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/06/2024 BY SYS