

ARULRAJ NARGIS
37108 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 100
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
Bathrooms
Frame
Stories Units
Occupancy

Quality 06
DOR CODE 0100
MAP NUM
NEIGHBORHOOD/LOC 6003.00

Quality Level 06
SINGLE FAMILY
MKT AREA 06
BAS 1,509
FGR 415
FOP 46
PTO 200

TOTALS

2,170
1,761
190,827

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,761 125.3500 119.08 209,700 2005 2005 0 0 9.00 91.00

1 SINGLE FAM - 100% - 2006 Heated Area: 1509 HX Base Yr 2006

Diagram showing lot areas and building footprints:

PLOT TOTAL: 20
PLOT 1: 10
PLOT 2: 10
PLOT 3: 20
PLOT 4: 11
PLOT 5: 11
PLOT 6: 11
PLOT 7: 11
PLOT 8: 11
PLOT 9: 11
PLOT 10: 11
PLOT 11: 11
PLOT 12: 11
PLOT 13: 11
PLOT 14: 11
PLOT 15: 11
PLOT 16: 11
PLOT 17: 11
PLOT 18: 11
PLOT 19: 11
PLOT 20: 11

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 3 Tax Dist:
BUILDING MARKET VALUE 190,827
TOTAL MARKET OB/XF VALUE 2,638
TOTAL LAND VALUE - MARKET 22,000
TOTAL MARKET VALUE 215,465
SOH/AGL Deduction 105,793
ASSESSED VALUE 109,672
TOTAL EXEMPTION VALUE SX HX HB WX 105,000
BASE TAXABLE VALUE 4,672
TOTAL JUST VALUE 215,465
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 206,957

SUBAREA MARKET VALUE

37108 SOUTHERN GLEN WAY, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

EXTRA FEATURES

37108 SOUTHERN GLEN WAY, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1348/0672 9/08/2005 WD Q I 19 90,000

GRANTOR: MARONDA HOMES INC

GRANTEE: ARULRAJ NARGIS & PI

1248/0658 7/26/2004 WD U V 19 90,000

GRANTOR: SOUTHERN GLEN LLC

GRANTEE: MARONDA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N10 W20 S10 E20\$ W37 S42 E11
FOP=[YR=2005] S4 E8 FGR=[YR=2005] S11 E20 N20 W13 N3 W5 S3 W2
S9\$ N6 W7 S2 W1\$ E1 N2 E7 N3 E2 N3 E5 S3 E13 N37\$.

LAND DESCRIPTION

TOTAL OB/XF 2,638

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

REVIEW DATE 04/27/2022 BY TWA

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