LOT 30
SOUTHERN GLEN PB 6/388

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

**2024**

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

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

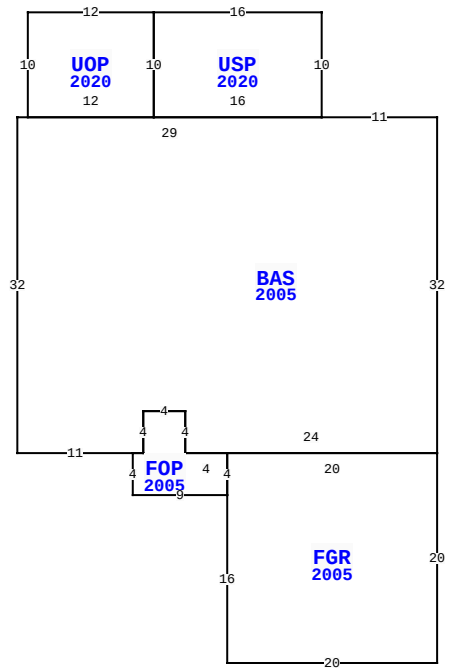
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,264 | 100 | 1,264 | 158,888 |
| FGR | 400 | 55 | 220 | 27,655 |
| FOP | 52 | 30 | 16 | 2,011 |
| UOP | 120 | 20 | 24 | 3,017 |
| USP | 160 | 30 | 48 | 6,034 |
| TOTALS | 1,996 | | 1,572 | 197,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,572 | 137.8275 | 130.94 | 205,838 | 2005 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1264 HX Base Yr




37050 SOUTHERN GLEN WAY, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 197,604 |
| TOTAL MARKET OB/XF VALUE | 4,090 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 223,694 |
| SOH/AGL Deduction | 25,894 |
| ASSESSED VALUE | 197,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,800 |
| TOTAL JUST VALUE | 223,694 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 215,055 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200218 | NEW ROOF | 0 | 09/24/2020 |
| 0346 | ELEC OTHER | 0 | 04/18/2005 |
| 0346 | NEW CONSTR | 0 | 04/18/2005 |
| 0347 | ELEC OTHER | 0 | 04/18/2005 |
| 0348 | MECH OTHER | 0 | 04/18/2005 |
| 0349 | ELEC OTHER | 0 | 04/18/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2401/0016 | 10/15/2020 | WD | Q | I | 01 | 200,000 |
| GRANTOR: DIANA DEAN & NATALIE | | | | | | |
| GRANTEE: BROWN ROYAL STEWART | | | | | | |
| 2382/0550 | 8/05/2020 | WD | Q | I | 01 | 118,000 |
| GRANTOR: KEENE HAL L JR & JENN | | | | | | |
| GRANTEE: DIANA DEAN & NATALI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W11 USP=[YR=2020] N10 W16 UOP=[YR=2020] W12 S10 E12 N10$ S10 E16$ W29 S32 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S16 E20 N20 W20 S4$ N4 W4 N4 W4 S4 W1$ E1 N4 E4 S4 E24 N32$ .

## 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 | 0 | 0 | 0 | 539.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 2,410 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 8 | 160.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 35 | 1,680 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,090

| 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 | 0 | 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 01/05/2021 BY TW Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/06/2024 BY SYS