

LOT 1
IN OR 1579/161
SOUTHERN GLEN PB 6/388

BROWN KENNETH P
12204 GOVERNORS DRIVE EAST
JACKSONVILLE, FL 32223

2025

16-3N-24-1985-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 3																								
Exterior Wall	17	CB STUCCO 100	0100	01	1,880	121.7160	121.72	228,834	2005	2005	0	0	0	9.50	90.50	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1627																							
Roof Cover	03	COMP SHNGL 100															HX Base Yr																							
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 80															Tax Group: 3												Tax Dist:											
Interior Floo	08	SHT VINYL 20															BUILDING MARKET VALUE												207,095											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												3,942											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												24,000											
Bedrooms		3 100															TOTAL MARKET VALUE												235,037											
Bathrooms		2 100															SOH/AGL Deduction												26,651											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												208,386											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												0											
Units	0	0 100															BASE TAXABLE VALUE												208,386											
Occupancy	00	NONE 100	TOTAL JUST VALUE												235,037																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												223,859																									
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,627	100	2005	1,627	179,224																																			
FGR	415	55	2005	228	25,116																																			
FOP	50	30	2005	15	1,653																																			
PTO	200	5	2005	10	1,101																																			
TOTALS			2,292		1,880	207,095																																		
EXTRA FEATURES						37011 SOUTHERN GLEN WAY, HILLIARD																																		
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	0	0	0	753.00	SF	5.20	5.20	100	2005	2005	3	84	3,289																								
2	0473	VF 3 RAIL	0	0	0	0	136.00	LF	7.50	7.50	100	2005	2005	3	64	653																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																							
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS																																								