LOT 3
SOUTHERN GLEN PB 6/388

HUTCHINSON DONALD G & TAMMI
37043 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

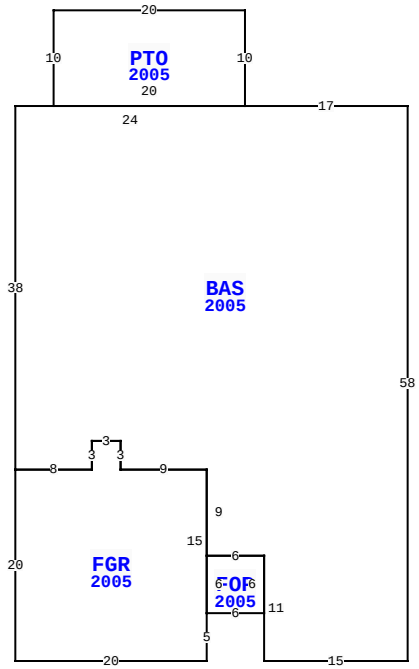
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2005	1,903	207,682
FGR	409	55	2005	225	24,555
FOP	36	30	2005	11	1,200
PTO	200	5	2005	10	1,091
TOTALS	2,548			2,149	234,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	120.5890	120.59	259,148	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1903 HX Base Yr 2020



37043 SOUTHERN GLEN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		234,529
TOTAL MARKET OB/XF VALUE		3,237
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		261,766
SOH/AGL Deduction		85,932
ASSESSED VALUE		175,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,112
TOTAL JUST VALUE		261,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200267	OTHER	0	12/08/2020
0339	TEMP POLE	0	04/18/2005
0342	NEW CONSTR	0	04/18/2005
0343	MECH OTHER	0	04/18/2005
0344	OTHER	0	04/18/2005
0345	ELEC OTHER	0	04/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/1151	6/28/2019	WD	Q	I	01	178,000
GRANTOR: KELLY STACEY M						
GRANTEE: HUTCHINSON DONALD G						
1626/1456	4/10/2008	WD	U	I	11	100
GRANTOR: GRANTHAM MARCUS L & S						
GRANTEE: KELLY STACEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 PTO=[YR=2005] N10 W20 S10 E20$ W24 S38
FGR=[YR=2005] S20 E20 N5 FOP=[YR=2005] E6 N6 W6 S6$ N15 W9 N3
W3 S3 W8$ E8 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	741.00	SF	5.20	5.20	100	2005	2005	3	84	3,237	

LAND DESCRIPTION

TOTAL OB/XF 3,237

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	RES	100	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 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS