LOT 4
SOUTHERN GLEN PB 6/388

WHITE BRYAN M
37055 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0004-0000

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	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

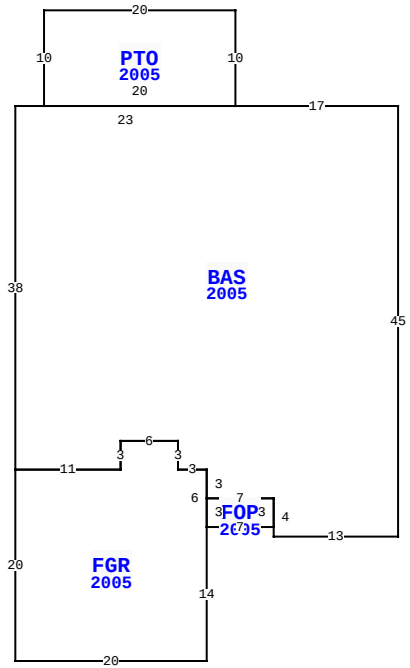
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	2005	1,614	182,704
FGR	418	55	2005	230	26,036
FOP	21	30	2005	6	679
PTO	200	5	2005	10	1,132
TOTALS	2,253			1,860	210,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	121.7160	121.72	226,399	2005	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1614 HX Base Yr 2020



37055 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,551
TOTAL MARKET OB/XF VALUE		3,189
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		237,740
SOH/AGL Deduction		81,035
ASSESSED VALUE		156,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,983
TOTAL JUST VALUE		237,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0334	NEW CONSTR	0	04/15/2005
0335	ELEC OTHER	40	04/15/2005
0336	ELEC OTHER	43	04/15/2005
0337	OTHER	98	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/0319	6/06/2019	WD	Q	I	01	162,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: WHITE BRYAN M						
2233/0763	10/29/2018	CT	U	I	18	107,800
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

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	730.00	SF	5.20	5.20	100	2005	2005	3	84	3,189	

BUILDING DIMENSIONS

BAS=[YR=2005] W17 PTO=[YR=2005] N10 W20 S10 E20$ W23 S38
FGR=[YR=2005] S20 E20 N14 FOP=[YR=2005] E7 N3 W7 S3$ N6 W3 N3
W6 S3 W11$ E11 N3 E6 S3 E3 S3 E7 S4 E13 N45$.

LAND DESCRIPTION

TOTAL OB/XF 3,189

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 03/17/2021 BY TWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS