LOT 6
IN OR 1350/618
SOUTHERN GLEN PB 6/388

WOODWARD CHARLES D
37079 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0006-0000

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

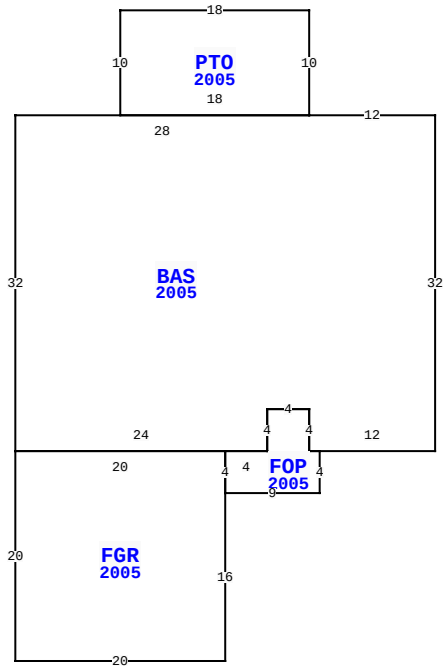
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2005	1,264	148,939
FGR	400	55	2005	220	25,923
FOP	52	30	2005	16	1,885
PTO	180	5	2005	9	1,061
TOTALS	1,896			1,509	177,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	130.2030	130.20	196,472	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1264 HX Base Yr 2006



37079 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		177,807
TOTAL MARKET OB/XF VALUE		2,267
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		204,074
SOH/AGL Deduction		102,308
ASSESSED VALUE		101,766
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,044
TOTAL JUST VALUE		204,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0340	TEMP POLE	0	04/15/2005
0285	NEW CONSTR	64,832	03/03/2005
0287	OTHER	0	03/03/2005
0288	ELEC OTHER	0	03/03/2005
0289	MECH OTHER	0	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0618	9/15/2005	WD	Q	I		115,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: WOODWARD CHARLES D						
1245/1901	7/15/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 PTO=[YR=2005] N10 W18 S10 E18$ W28 S32
FGR=[YR=2005] S20 E20 N16 FOP=[YR=2005] E9 N4 W1 N4 W4 S4 W4
S4$ N4 W20$ E24 N4 E4 S4 E12 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	100	0	0	519.00	SF	5.20	5.20	100	2005	2005	3	84	2,267	

LAND DESCRIPTION

TOTAL OB/XF 2,267

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 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