LOT 8
SOUTHERN GLEN PB 6/388

WOOD STEVEN PAUL & ASHLEY LEANNE
37103 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0008-0000

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

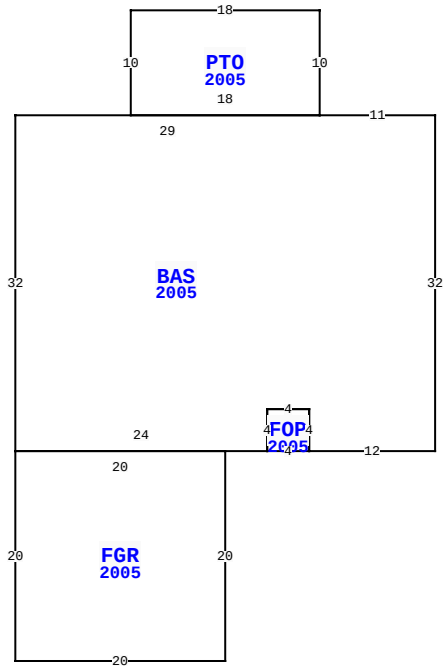
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2005	1,264	148,939
FGR	400	55	2005	220	25,923
FOP	16	30	2005	5	589
PTO	180	5	2005	9	1,061
TOTALS	1,860			1,498	176,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	130.2030	130.20	195,040	2005	2005	0	0	0	9.50	90.50

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



37103 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,511
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	200,511
SOH/AGL Deduction	24,470
ASSESSED VALUE	176,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,041
TOTAL JUST VALUE	200,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/246	4/18/2025	WD	Q	I	01	265,000
GRANTOR: HARALAMBOU HARVEY LIV						
GRANTEE: WOOD STEVEN PAUL &						
1979/0160	5/08/2015	WD	U	I	11	100
GRANTOR: HARALAMBOU HARVEY						
GRANTEE: HARALAMBOU HARVEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 PTO=[YR=2005] N10 W18 S10 E18$ W29 S32
FGR=[YR=2005] S20 E20 N20 W20$ E24 FOP=[YR=2005] E4 N4 W4 S4$
N4 E4 S4 E12 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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