

NGUYEN HUY QUOC/BUI KIMBERLY TRANG DAI
37113 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0009-0000

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	VALUATION SUMMARY								PAGE 1 of 1	3									
Exterior Wall	17	CB STUCCO 100		0100	01	1,572	131.6106	131.61	206,891	2005	2015	0	0	0	4.50	95.50	VALUATION BY				STANDARD														
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2024										Heated Area: 1264				HX Base Yr 2024				Tax Group: 3				Tax Dist:									
Roof Cover	03	COMP SHNGL 100																BUILDING MARKET VALUE				197,581													
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				4,976													
Interior Floor	13	LVT/LAMNT 60																TOTAL LAND VALUE - MARKET				24,000													
Interior Floor	14	CARPET 40																TOTAL MARKET VALUE				226,557													
Air Condition	03	CENTRAL 100																SOH/AGL Deduction				4,460													
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE				222,097													
Bedrooms	3 100																	TOTAL EXEMPTION VALUE				HX HB 50,722													
Bathrooms	2 100																	BASE TAXABLE VALUE				171,375													
Frame	03	MASONRY 100																TOTAL JUST VALUE				226,557													
Stories	1.	1. 100																NCON VALUE				0													
Units	0 100			INCOME VALUE																															
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				215,838																											
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	158,869																														
FGR	400	55	2005	220	27,651																														
FOP	52	30	2005	16	2,011																														
FSP	180	40	2023	72	9,050																														
TOTALS	1,896			1,572	197,581	37113 SOUTHERN GLEN WAY, HILLIARD																													
EXTRA FEATURES																																			
BLD DATE					LGL DATE																			04/16/2025				MLU							
XF DATE					LAND DATE																														
INC DATE					AG DATE																														
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	0 100	0	0	748.00	SF	5.20	5.20	100	2005	2005	3	84	3,267																				
2	1242	WD DECK A	0 100	0	0	100.00	SF	10.00	10.00	100	2017	2017	3	74	740																				
3	0820	WOOD WALK	0 100	0	0	125.00	SF	11.75	11.75	100	2019	2019	3	66	969																				
LAND DESCRIPTION										TOTAL OB/XF										4,976															
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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																		