LOT 10
SOUTHERN GLEN PB 6/388

GODWIN HARRY J JR & PHYLLIS B
37125 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0010-0000

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

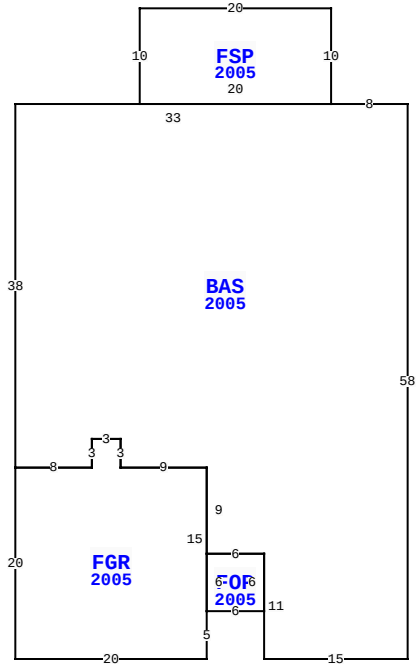
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	2005	1,903	226,781
FGR	409	55	2005	225	26,813
FOP	36	30	2005	11	1,310
FSP	200	40	2005	80	9,533
TOTALS	2,548			2,219	264,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	131.6750	131.68	292,198	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1903 HX Base Yr 2024



37125 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,439
TOTAL MARKET OB/XF VALUE		3,307
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		291,746
SOH/AGL Deduction		176,501
ASSESSED VALUE		115,245
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,523
TOTAL JUST VALUE		291,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0620	3/02/2023	WD	Q	I	02	290,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: GOODWIN HARRY J JR						
2601/0722	10/28/2022	WD	U	I	37	274,400
GRANTOR: KIBLER TIRRELL & WHIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8 FSP=[YR=2005] N10 W20 S10 E20$ W33 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	757.00	SF	5.20	5.20	100	2005	2005	3	84	3,307	

LAND DESCRIPTION

TOTAL OB/XF 3,307

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 03/19/2024 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS