LOT 11
IN OR 1749/250
SOUTHERN GLEN PB 6/388

NOBLES RYAN M
37137 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0011-0000

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 70
Interior Floo	08	SHT VINYL 30
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

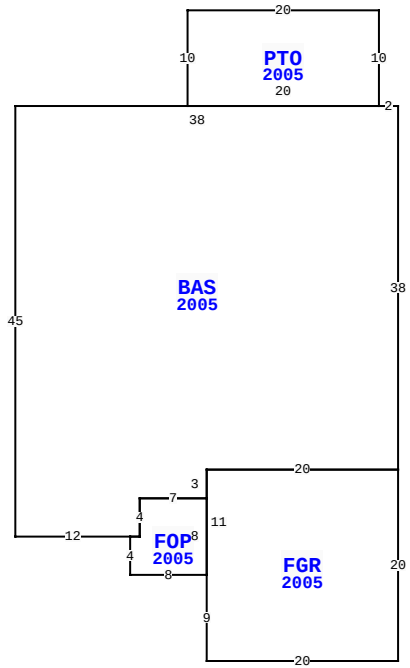
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2005	1,632	179,776
FGR	400	55	2005	220	24,234
FOP	60	30	2005	18	1,983
PTO	200	5	2005	10	1,101
TOTALS	2,292			1,880	207,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	121.7160	121.72	228,834	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 0% - 0 Heated Area: 1632 HX Base Yr



37137 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	207,095
TOTAL MARKET OB/XF VALUE	3,359
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	234,454
SOH/AGL Deduction	27,806
ASSESSED VALUE	206,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,648
TOTAL JUST VALUE	234,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1749/0250	7/22/2011	WD	U	I	12	95,000
GRANTOR: FANNIE MAE						
GRANTEE: NOBLES RYAN M						
1749/0248	10/05/2010	WD	U	I	12	100
GRANTOR: FLAGSTAR BANK FSB						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N10 W20 S10 E20$ W38 S45 E12
FOP=[YR=2005] S4 E8 FGR=[YR=2005] S9 E20 N20 W20 S11$ N8 W7
S4 W1$ E1 N4 E7 N3 E20 N38$.

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	0	0	0	769.00	SF	5.20	5.20	100	2005	2005	3	84	3,359	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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	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