LOT 14
IN OR 1631/1595
SOUTHERN GLEN PB 6/388

GODRON NICHOLAS
37169 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0014-0000

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

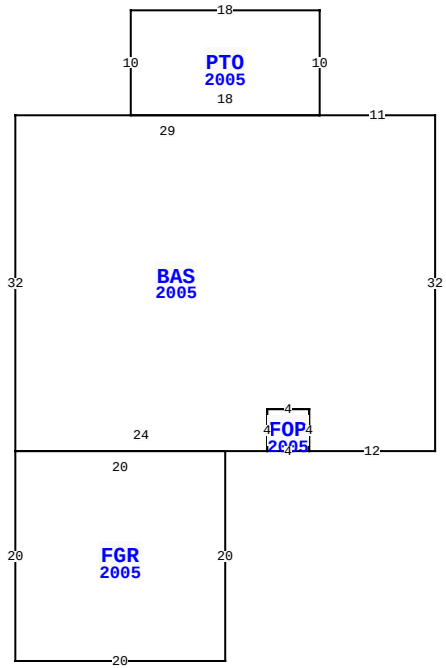
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

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	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 – 100% - 2023 Heated Area: 1264 HX Base Yr 2023



37169 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		176,511
TOTAL MARKET OB/XF VALUE		3,127
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		203,638
SOH/AGL Deduction		6,178
ASSESSED VALUE		197,460
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,738
TOTAL JUST VALUE		203,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0024	NEW CONSTR	56,745	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1631/1595	7/17/2009	WD	Q	I	01	127,900
GRANTOR: DAMBROSIA VIOLA Y						
GRANTEE: GODRON NICHOLAS						
1311/1667	4/22/2005	WD	Q	I		107,100
GRANTOR: MARONDA HOMES INC						
GRANTEE: DAMBROSIA VIOLA Y						

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

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	716.00	SF	5.20	5.20	100	2005	2005	3	84	3,127	

LAND DESCRIPTION

TOTAL OB/XF 3,127

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 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS