LOT 17
IN OR 1275/1562
SOUTHERN GLEN PB 6/388

MAKS BRIAN JAMES
37203 SOUTHERN GLEN WAY
HILLIARD, FL 32046

**2025**

**16-3N-24-1985-0017-0000**

## 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 | 11 | CLAY TILE 30 |
| 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 |

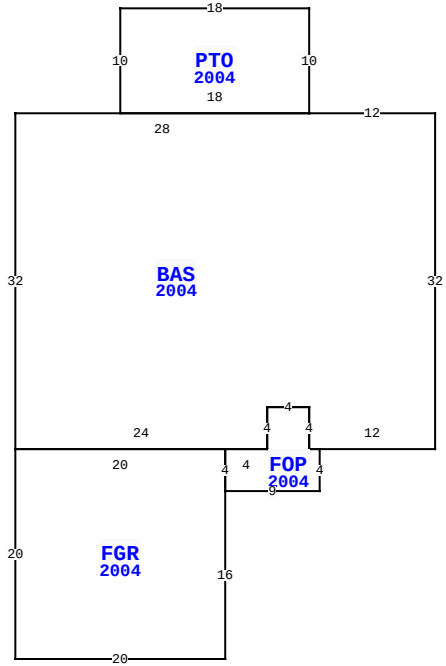
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,264 | 100 | 2004 | 1,264 | 153,326 |
| FGR | 400 | 55 | 2004 | 220 | 26,687 |
| FOP | 52 | 30 | 2004 | 16 | 1,940 |
| PTO | 180 | 5 | 2004 | 9 | 1,092 |
| TOTALS | 1,896 | | | 1,509 | 183,045 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,509 | 134.7777 | 134.78 | 203,383 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM – 100% - 2005 Heated Area: 1264 HX Base Yr 2005




37203 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 | | 183,045 |
| TOTAL MARKET OB/XF VALUE | | 2,649 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 209,694 |
| SOH/AGL Deduction | | 105,272 |
| ASSESSED VALUE | | 104,422 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,722 |
| BASE TAXABLE VALUE | | 48,700 |
| TOTAL JUST VALUE | | 209,694 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 199,538 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1704 | NEW CONSTR | 0 | 02/20/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1275/1562 | 11/22/2004 | WD | Q | I | | 109,100 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: MAKS BRIAN JAMES | | | | | | |
| 1208/0737 | 2/13/2004 | WD | U | V | 19 | 90,000 |
| GRANTOR: SOUTHERN GLEN LLC | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W12 PTO=[YR=2004] N10 W18 S10 E18$ W28 S32
FGR=[YR=2004] S20 E20 N16 FOP=[YR=2004] E9 N4 W1 N4 W4 S4 W4
S4$ N4 W20$ E24 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 491.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 2,649 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,649

| 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 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