LOT 18
IN OR 2249/859
SOUTHERN GLEN PB 6/388

MANCILLA MARCO
37205 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

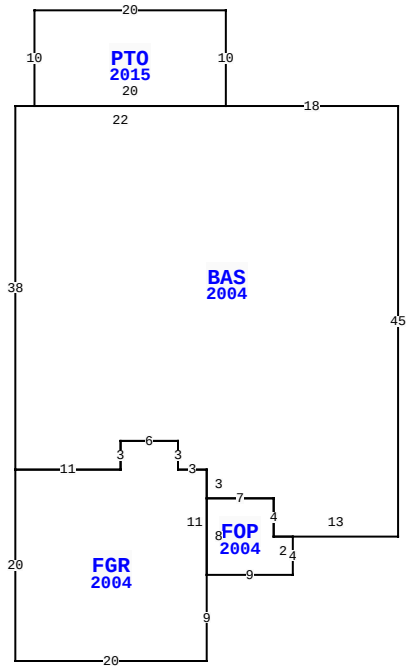
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,614	100	2004	1,614	185,483
FGR	418	55	2004	230	26,432
FOP	64	30	2004	19	2,183
PTO	200	5	2015	10	1,149
TOTALS	2,296			1,873	215,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	127.6891	127.69	239,163	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1614 HX Base Yr 2020



37205 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,247
TOTAL MARKET OB/XF VALUE		2,996
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		242,243
SOH/AGL Deduction		78,867
ASSESSED VALUE		163,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,654
TOTAL JUST VALUE		242,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220034	REPAIR/RRF	0	02/02/2022
1709	NEW CONSTR	79,485	02/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0859	1/02/2019	WD	Q	I	01	173,000
GRANTOR: CLARK NOEL P						
GRANTEE: MANCILLA MARCO						
2025/1498	1/22/2016	WD	U	I	37	115,000
GRANTOR: A&K HOMES LLC						
GRANTEE: CLARK NOEL P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 PTO=[YR=2015] N10 W20 S10 E20$ W22 S38
FGR=[YR=2004] S20 E20 N9 FOP=[YR=2004] E9 N4 W2 N4 W7 S8$ N11
W3 N3 W6 S3 W11$ E11 N3 E6 S3 E3 S3 E7 S4 E13 N45$.

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	534.00	SF	5.20	5.20	100	2004	2004	3	83	2,305	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006	2006	3	24	691	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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 04/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS