LOT 19
IN OR 1259/1326
SOUTHERN GLEN PB 6/388

CRUTCHFIELD CHARMAINE L
37204 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0019-0000

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 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

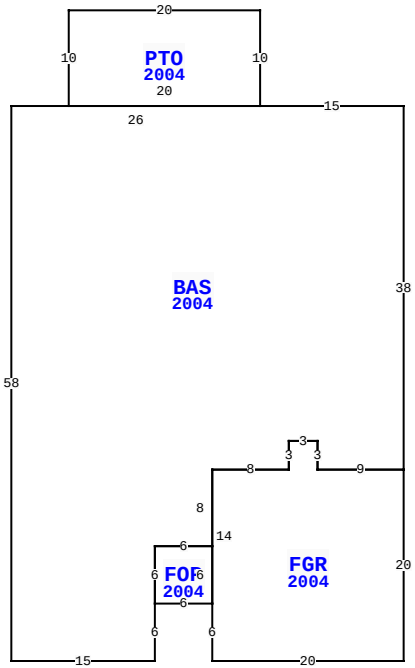
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,897	100	2004	1,897	219,305
FGR	409	55	2004	225	26,012
FOP	36	30	2004	11	1,272
PTO	200	5	2004	10	1,156
TOTALS	2,542			2,143	247,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	124.9843	124.98	267,832	2004	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1897 HX Base Yr 2005



37204 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		247,745
TOTAL MARKET OB/XF VALUE		2,378
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		274,123
SOH/AGL Deduction		140,895
ASSESSED VALUE		133,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,506
TOTAL JUST VALUE		274,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1717	NEW CONSTR	88,715	02/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/1326	9/16/2004	WD	Q	I		128,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: CRUTCHFIELD CHARMAI						
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] W15 PTO=[YR=2004] N10 W20 S10 E20$ W26 S58 E15 N6 FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N20 W9 N3 W3 S3 W8 S14$ N6 W6 S6$ N6 E6 N8 E8 N3 E3 S3 E9 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	100	0	0	551.00	SF	5.20	5.20	100	2004	2004	3	83	2,378	

LAND DESCRIPTION

TOTAL OB/XF 2,378

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 05/06/2020 BY TWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS