LOT 20
SOUTHERN GLEN PB 6/388

HUTSON TAKODA &/ROWLAND GABRIELLE
37198 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0020-0000

BUILDING CHARACTERISTICS

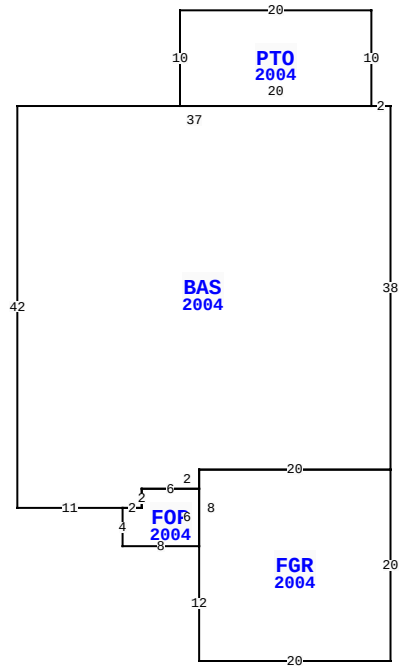
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,546	100	2004	1,546	174,412
FGR	400	55	2004	220	24,819
FOP	44	30	2004	13	1,467
PTO	200	5	2004	10	1,129
TOTALS	2,190			1,789	201,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,789	125.3500	125.35	224,251	2004	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1546 HX Base Yr 2023



37198 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		201,826
TOTAL MARKET OB/XF VALUE		2,514
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		228,340
SOH/AGL Deduction		7,061
ASSESSED VALUE		221,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,557
TOTAL JUST VALUE		228,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170158	SWIM POOL	0	08/25/2017
1711	NEW CONSTR	72,727	02/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0183	12/03/2022	WD	Q	I	01	250,000
GRANTOR: MAGUIRE PAUL & GLENDA						
GRANTEE: HUTSON TAKODA & GAB						
2293/1942	7/24/2019	WD	Q	I	02	165,000
GRANTOR: KERNS BRIAN J & VIRGI						
GRANTEE: MAGUIRE PAUL & GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 PTO=[YR=2004] N10 W20 S10 E20$ W37 S42 E11
FOP=[YR=2004] S4 E8 FGR=[YR=2004] S12 E20 N20 W20 S8$ N6 W6
S2 W2$ E2 N2 E6 N2 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	0810	CONCRETE A	0	100	0	0	466.00	SF	6.50	6.50	100	2004	2004	3	83	2,514	

LAND DESCRIPTION

TOTAL OB/XF 2,514

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