LOT 22
SOUTHERN GLEN PB 6/388

CLARK LISA RENEE
37142 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

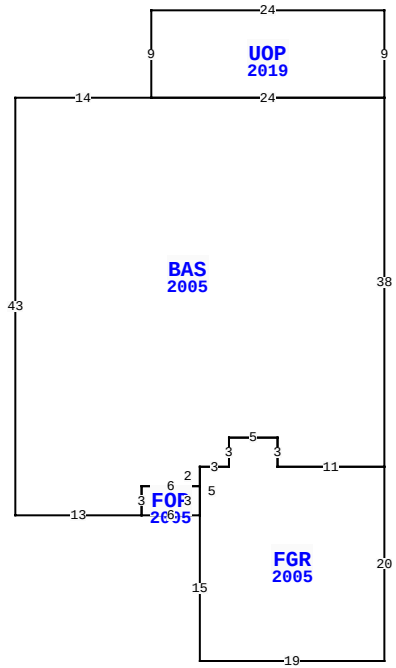
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,506	100	2005	1,506	173,351
FGR	395	55	2005	217	24,978
FOP	18	30	2005	5	576
UOP	216	20	2019	43	4,949
TOTALS	2,135			1,771	203,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	127.1900	127.19	225,253	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1506 HX Base Yr 2025



37142 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		203,854
TOTAL MARKET OB/XF VALUE		3,183
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		231,037
SOH/AGL Deduction		30,266
ASSESSED VALUE		200,771
TOTAL EXEMPTION VALUE	HX HB WX VX	60,722
BASE TAXABLE VALUE		140,049
TOTAL JUST VALUE		231,037
NCON VALUE		1,853
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2717/674	6/07/2024	WD	Q	I	01	289,000
GRANTOR: MCFALL ISAIAH & ALYSO						
GRANTEE: CLARK NICKEY & LISA						
2449/1546	4/05/2021	WD	Q	I	01	217,200
GRANTOR: GODWIN DUSTIN L &						
GRANTEE: MCFALL ISAIAH & ALY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W24 W14 S43 E13 N3 E6 N2 E3 N3 E5 S3 E11 N38 $
FGR=[YR=2005;ORIG=-19,43] S15 E19 N20 W11 N3 W5 S3 W3 S5 $
UOP=[YR=2019;ORIG=0,0] N9 W24 S9 E24 $
FOP=[YR=2005;ORIG=-25,43] E6 N3 W6 S3 $
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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	583.00	SF	6.50	6.50	100	2005	2005	3	84	3,183	

LAND DESCRIPTION

TOTAL OB/XF 3,183

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 03/19/2025 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS