LOT 23
SOUTHERN GLEN PB 6/388

FOURAKER CLINTON & CHELSEA
37130 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0023-0000

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

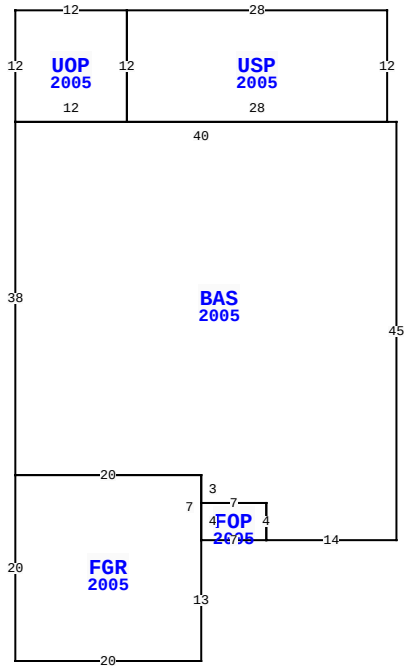
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,677	100	2005	1,677	191,395
FGR	400	55	2005	220	25,108
FOP	28	30	2005	8	913
UOP	144	20	2005	29	3,310
USP	336	30	2005	101	11,527
TOTALS	2,585			2,035	232,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,035	126.1113	126.11	256,634	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1677 HX Base Yr 2024



37130 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		232,254
TOTAL MARKET OB/XF VALUE		2,437
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		258,691
SOH/AGL Deduction		5,181
ASSESSED VALUE		253,510
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,788
TOTAL JUST VALUE		258,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210150	NEW ROOF	0	08/02/2021
0703051	SWIM POOL	0	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1782	8/25/2023	WD	Q	I	01	285,000
GRANTOR: LASKIS SCOTT P &						
GRANTEE: FOURAKER CLINTON &						
2267/0440	4/05/2019	WD	Q	I	01	160,000
GRANTOR: SPA 2 LLC						
GRANTEE: LASKIS SCOTT P & TH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W1 USP=[YR=2005] N12 W28 UOP=[YR=2005] W12 S12 E12 N12$ S12 E28$ W40 S38 FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E7 N4 W7 S4$ N7 W20$ E20 S3 E7 S4 E14 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	558.00	SF	5.20	5.20	100	2005	2005	3	84	2,437	

LAND DESCRIPTION

TOTAL OB/XF 2,437

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 04/03/2024 BY WWA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS