LOT 25
IN OR 1348/672
SOUTHERN GLEN PB 6/388

ARULRAJ NARGIS
37108 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0025-0000

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 80
Interior Floo	08	SHT VINYL 20
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

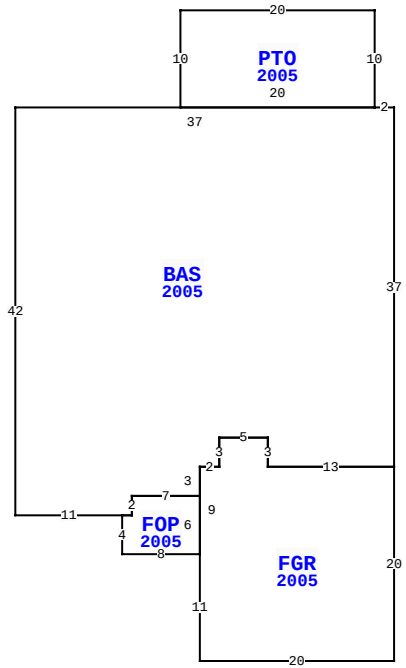
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	2005	1,509	171,183
FGR	415	55	2005	228	25,865
FOP	46	30	2005	14	1,588
PTO	200	5	2005	10	1,135
TOTALS	2,170			1,761	199,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	125.3500	125.35	220,741	2005	2005	0	0	0	9.50	90.50

1 SINGLE FAM – 100% - 2006 Heated Area: 1509 HX Base Yr 2006



37108 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		199,771
TOTAL MARKET OB/XF VALUE		2,577
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		226,348
SOH/AGL Deduction		113,496
ASSESSED VALUE		112,852
TOTAL EXEMPTION VALUE	SX HX HB WX	105,722
BASE TAXABLE VALUE		7,130
TOTAL JUST VALUE		226,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220003	REPAIR/RRF	0	01/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/0672	9/08/2005	WD	Q	I		122,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: ARULRAJ NARGIS & PI						
1248/0658	7/26/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N10 W20 S10 E20$ W37 S42 E11
FOP=[YR=2005] S4 E8 FGR=[YR=2005] S11 E20 N20 W13 N3 W5 S3 W2
S9$ N6 W7 S2 W1$ E1 N2 E7 N3 E2 N3 E5 S3 E13 N37$.

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	590.00	SF	5.20	5.20	100	2005	2005	3	84	2,577	

LAND DESCRIPTION

TOTAL OB/XF 2,577

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