

KNOLL ZACHARY J & KASSIE DAWN
37098 SOUTHERN GLEN WAY
HILLIARD, FL 32046

16-3N-24-1985-0026-0000

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 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	1,903	100	2005	1,903	213,419
FGR	409	55	2005	225	25,234
FOP	36	30	2005	11	1,233
PTO	200	5	2005	10	1,122
TOTALS	2,548			2,149	241,008

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	120.5890	120.59	259,148	2005	2010		0		0	7.00 93.00

1 SINGLE FAM - 100% - 2019
Heated Area: 1903
HX Base Yr 2019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,149	120.5890	120.59	259,148	2005	2010		0		0	7.00 93.00

1 SINGLE FAM - 100% - 2019
Heated Area: 1903
HX Base Yr 2019

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						241,008					
TOTAL MARKET OB/XF VALUE						2,503					
TOTAL LAND VALUE - MARKET						24,000					
TOTAL MARKET VALUE						267,511					
SOH/AGL Deduction						88,043					
ASSESSED VALUE						179,468					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						128,746					
TOTAL JUST VALUE						267,511					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						254,749					

PERMIT NUM DESCRIPTION AMT ISSUED

20170191 REPAIR/RRF 0 11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0621	4/20/2017	WD	U	I	30	59,200

GRANTOR: KNOLL ZACHARY J

GRANTEE: KNOLL ZACHARY J & K

2032/1857 2/17/2016 WD Q I 01 125,000

GRANTOR: DUNN CALVIN E & CAROL

GRANTEE: KNOLL ZACHARY J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 PT0=[YR=2005] N10 W20 S10 E20\$ W27 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E20 N20 W8 N3 W3 S3 W9 S15\$ N6 W6 S6\$ N6 E6 N9 E9 N3 E3 S3 E8 N38\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

EXTRA FEATURES

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

04/16/2025 MLU

TOTAL OB/XF

2,503																
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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
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