LOT 28
SOUTHERN GLEN PB 6/388

FREEBURN JORDAN R
37074 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

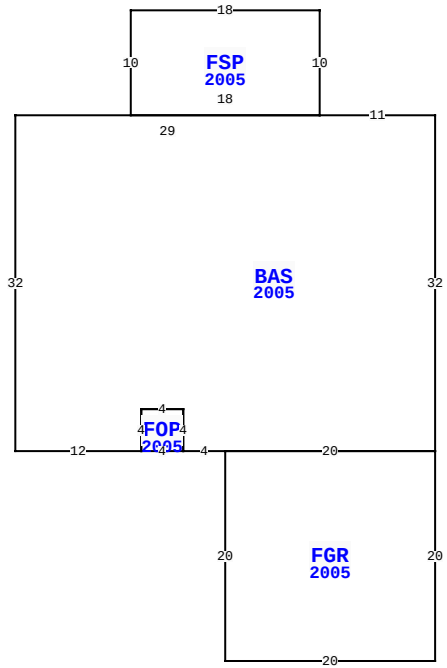
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	1,264	100	2005	1,264	153,053
FGR	400	55	2005	220	26,639
FOP	16	30	2005	5	605
FSP	180	40	2005	72	8,718
TOTALS	1,860			1,561	189,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	130.2030	130.20	203,242	2005	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1264 HX Base Yr 2016



37074 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		189,015
TOTAL MARKET OB/XF VALUE		3,647
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		216,662
SOH/AGL Deduction		110,967
ASSESSED VALUE		105,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,973
TOTAL JUST VALUE		216,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200227	NEW ROOF	0	10/08/2020
20150069	REMODEL	0	07/14/2015
0510353	ADDITION	0	10/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/1073	5/07/2022	QC	U	I	11	46,400
GRANTOR: FREEBURN JORDAN R & J						
GRANTEE: FREEBURN JORDAN R						
2011/0615	10/22/2015	SW	U	I	12	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: FREEBURN JORDAN R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FSP=[YR=2005] N10 W18 S10 E18$ W29 S32 E12 FOP=[YR=2005] E4 N4 W4 S4$ N4 E4 S4 E4 FGR=[YR=2005] S20 E20 N20 W20$ E20 N32$.

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	835.00	SF	5.20	5.20	100	2005	2005	3	84	3,647	

LAND DESCRIPTION

TOTAL OB/XF 3,647

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 01/05/2021 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS