LOT 29
SOUTHERN GLEN PB 6/388

OUELLETTE-SEVIGNY KATRINA L &/MCHALE DOMINICK ALEX
34092 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0029-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

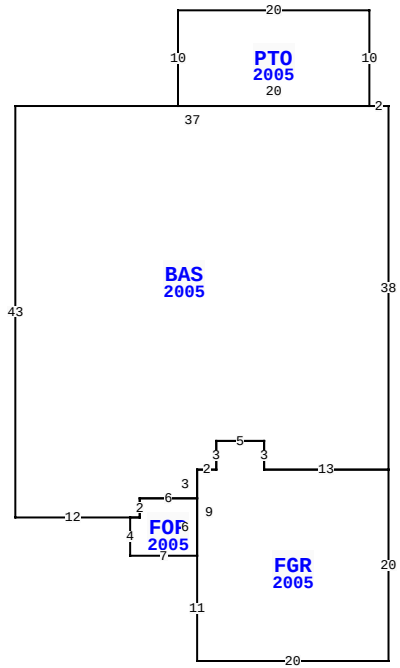
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	2005	1,550	180,692
FGR	415	55	2005	228	26,579
FOP	40	30	2005	12	1,399
PTO	200	5	2005	10	1,166
TOTALS	2,205			1,800	209,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	125.3500	125.35	225,630	2005	2010	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1550 HX Base Yr



37062 SOUTHERN GLEN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	209,836
TOTAL MARKET OB/XF VALUE	3,027
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	236,863
SOH/AGL Deduction	0
ASSESSED VALUE	236,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,863
TOTAL JUST VALUE	236,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170199	REPAIR/RRF	0	11/09/2017
0326	NEW CONSTR	0	04/15/2005
0327	ELEC OTHER	0	04/15/2005
0328	MECH OTHER	0	04/15/2005
0329	OTHER	0	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/1591	10/15/2022	WD	Q	I	01	290,000
GRANTOR: SKARPNESS WESLEY GERH						
GRANTEE: OUELLETTE-SEVIGNY K						
2520/0260	12/06/2021	WD	Q	I	01	250,000
GRANTOR: DEGELLEKE WAYNE FRANK						
GRANTEE: SKARPNESS WESLEY GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N10 W20 S10 E20$ W37 S43 E12 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S11 E20 N20 W13 N3 W5 S3 W2 S9$ N6 W6 S2 W1$ E1 N2 E6 N3 E2 N3 E5 S3 E13 N38$.

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	0	0	0	693.00	SF	5.20	5.20	100	2005	2005	3	84	3,027	

LAND DESCRIPTION

TOTAL OB/XF 3,027

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	0	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 06/25/2019 BY TW Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS