LOT 30
SOUTHERN GLEN PB 6/388

BROWN ROYAL STEWART & THERESA
37050 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025

16-3N-24-1985-0030-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

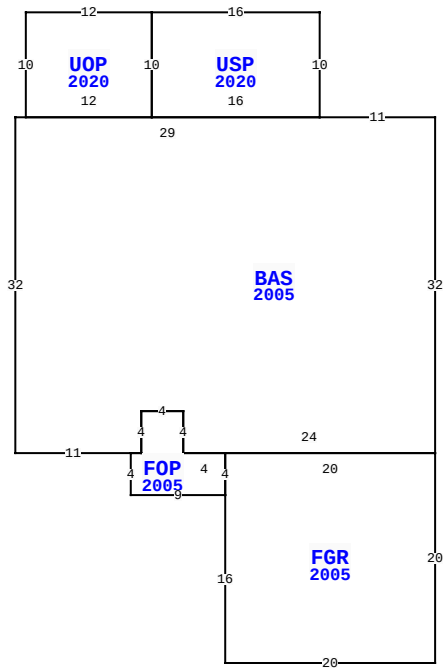
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2005	1,264	166,377
FGR	400	55	2005	220	28,958
FOP	52	30	2005	16	2,106
UOP	120	20	2020	24	3,159
USP	160	30	2020	48	6,318
TOTALS	1,996			1,572	206,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,572	137.8275	137.83	216,669	2005	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1264 HX Base Yr 2025



37050 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		206,919
TOTAL MARKET OB/XF VALUE		3,842
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		234,761
SOH/AGL Deduction		0
ASSESSED VALUE		234,761
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,039
TOTAL JUST VALUE		234,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200218	NEW ROOF	0	09/24/2020
0346	ELEC OTHER	0	04/18/2005
0346	NEW CONSTR	0	04/18/2005
0347	ELEC OTHER	0	04/18/2005
0348	MECH OTHER	0	04/18/2005
0349	ELEC OTHER	0	04/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0016	10/15/2020	WD	Q	I	01	200,000
GRANTOR: DIANA DEAN & NATALIE						
GRANTEE: BROWN ROYAL STEWART						
2382/0550	8/05/2020	WD	Q	I	01	118,000
GRANTOR: KEENE HAL L JR & JENN						
GRANTEE: DIANA DEAN & NATALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 USP=[YR=2020] N10 W16 UOP=[YR=2020] W12 S10 E12 N10$ S10 E16$ W29 S32 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S16 E20 N20 W20 S4$ N4 W4 N4 W4 S4 W1$ E1 N4 E4 S4 E24 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	539.00	SF	5.20	5.20	100	2005	2005	3	84	2,354	
2	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	2008	2008	3	31	1,488	

LAND DESCRIPTION

TOTAL OB/XF 3,842

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