



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																		STANDARD										
																	VALUATION BY											
																	Tax Group: 3					Tax Dist:						
																	BUILDING MARKET VALUE											
																	TOTAL MARKET OB/XF VALUE											
																	TOTAL LAND VALUE - MARKET											
																	TOTAL MARKET VALUE											
																	SOH/AGL Deduction											
																	ASSESSED VALUE											
																	TOTAL EXEMPTION VALUE											
																	BASE TAXABLE VALUE											
																	TOTAL JUST VALUE											
																	NCON VALUE											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE											
																	100											
																	PERMIT NUM											
																	DESCRIPTION											
																	AMT											
																	ISSUED											
																	SALES DATA											
																	OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE			
																	1391/1281		2/20/2006		MS	U	V	11	100			
																	GRANTOR: SOUTHERN GLEN LLC											
																	GRANTEE: SOUTHERN GLEN HOME0											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	TOTALS											
																	SOUTHERN GLEN WAY, HILLIARD											
																	BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
																	EXTRA FEATURES											
L N	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												
																	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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100											
																	TOTAL OB/XF											
																	0											
																	REVIEW DATE											
																	07/10/2020											
																	BY											
																	TWA											
																	Total Acres: 0.00											
																	Total Land Value: 100											
																	Market: 0											
																	Agricultural: 0											
																	Common: 100											
																	PRINTED 07/30/2025 BY SYS											