

MCFALL ISAAH A & ALYSON
37142 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD ON PLY 50

Exterior Wall19COMMON BRK 50

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 60

Interior Wall08DECORATIVE 40

Interior Floor12HARDWOOD 90

Interior Floor13LVT/LAMNT 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4.5100

Frame02WOOD FRAME 100

Stories2.2.100

Units0100

BUD8 Adjustme04DIST 01 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5003.00

AREA TYPETOTAL GROSS AREAYEARPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS658100199365865,069

BAS1,65810019931,658163,958

FOP320301993969,493

FOP58130199317417,207

FOP320302003969,493

FSP121401993484,746

FUS800100199380079,111

TOTALS4,4583,530349,078

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,530108,1800142.80504,0841900198000030.7569.25

1 SNGL FAM - 0% - 2025Heated Area: 3116HX Base Yr

11FSP1993

11

11

18

6

5

11

31

33

20

27

23

6

17

9

6

FOP1993

11

6

14

20

11

7

18

20

19

8

11

40

20

18

20

8

11

7

11

40

20

18

20

8

11

7

11

40

20

18

20

40

8

40

8

FOP1993

40

8

40

40

8

40

8

FUS1993

40

8

40

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE349,078

TOTAL MARKET OB/XF VALUE76,705

TOTAL LAND VALUE - MARKET335,000

TOTAL MARKET VALUE760,783

SOH/AGL Deduction0

ASSESSED VALUE760,783

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE760,783

TOTAL JUST VALUE760,783

NCON VALUE2,910

INCOME VALUE

PREVIOUS YEAR MKT VALUE832,547

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2694/5332/09/2024WDQI01850,000

GRANTOR:FIN HOMES LLC

GRANTEE:MCFALL ISAIAH A & A

2578/07217/05/2022WDUI11100

GRANTOR:STOKES LEWIS E & CHER

GRANTEE:FIN HOMES LLC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W40 S8 BAS=[YR=1993] S20 W11 FOP=[YR=1993] N6 W33 FSP=[YR=1993] W11 S11 BAS=[YR=1993] S18 E31 N23 W20 S5 W11 \$ E11 N11 \$ S6 E20 S23 E27 N6 W14 N17 \$ S17 E14 S9 E18 N7 E8 N19 E11 N20 W40 \$ E40 N8 \$ PTR= E15 FOP=[YR=2003] E40 S8 FUS=[YR=1993] S20 W40 N20 E40\$ W40 N8\$ W15\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10866POOL FIBER001843774.00SF72.0072.001001980198032011,146

20504FP-ELECTRI00001.00UT2,000.002,000.0010019601960321420

30303FLT DOCK W00304120.00SF26.0026.0010020032003330936

40525GAZEBO00001.00UT7,500.007,500.00100200520053362,700

50303FLT DOCK W10454180.00SF26.0026.0010020232010562,621

60310AL GANG WY100030.00LF115.00115.0010020232010401,380

70855CONC PAVER101053315.00SF10.0010.0010020232022993,119

80855CONC PAVER101504600.00SF10.0010.0010020232022995,940

90855CONC PAVER10003,130.00SF10.0010.00100202320209830,674

100462ST/AL FNC101680672.00SF10.0010.0010020232022956,384

TOTAL OB/XF65,320

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000132CRESERIVER0OR0.000.002.00LT1.001.001.00150,000.00150,000.00300,000

2000100CRERES0OR0.000.001.00LT1.001.001.0035,000.0035,000.0035,000

REVIEW DATE03/07/2025BYTWATotal Acres: 0.00Total Land Value: 335,000Market: 0Agricultural: 0Common: 335,000PRINTED 07/30/2025 BY SYS

[illegible]