PT OF SE1/4 OF SEC 4-3N-24E
IN OR 2860/886
(EX OR 2362/102 & OR 2831/262)

WADDELL JAMES CLINTON & ASHLEY MOBLEY
37646 SOLI DEO GLORIA WAY
HILLIARD, FL 32046

2026

04-3N-24-0000-0004-0160

BUILDING CHARACTERISTICS

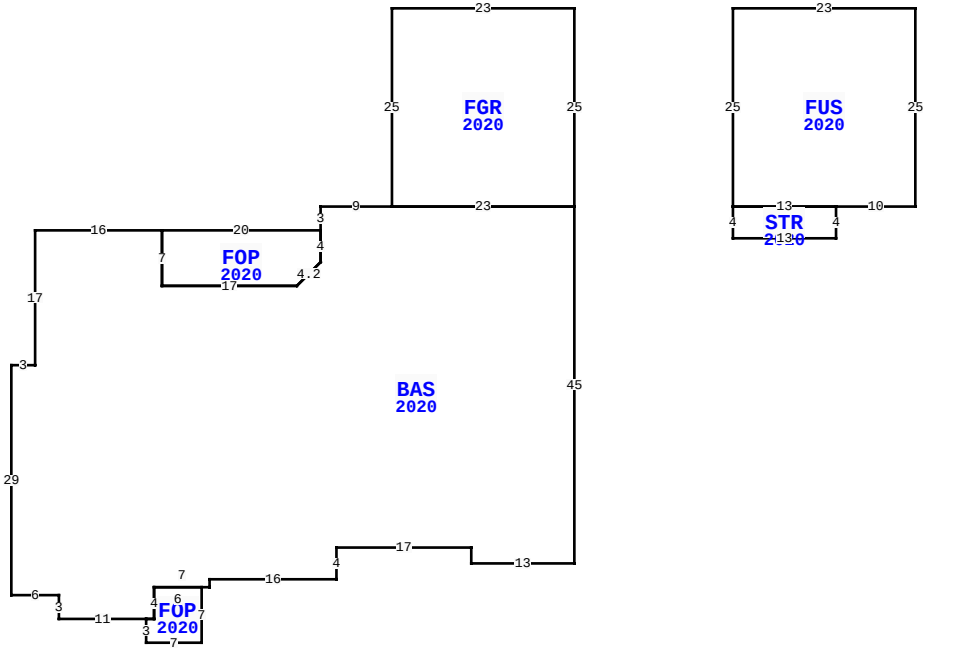
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,019	100	2020	3,019	465,450
FGR	575	55	2020	316	48,718
FOP	45	30	2020	14	2,159
FOP	136	30	2020	41	6,321
FUS	575	100	2020	575	88,650
STR	52	10	2020	5	771
TOTALS	4,402			3,970	612,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,970	94.8195	157.40	624,878	2020	2020	0	0	0	2.05	97.95

1 SFR CUST 100% - 2021 Heated Area: 3594 HX Base Yr 2021



37646 SOLI DEO GLORIA WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	612,068
TOTAL MARKET OB/XF VALUE	50,000
TOTAL LAND VALUE - MARKET	116,480
TOTAL MARKET VALUE	778,548
SOH/AGL Deduction	189,940
ASSESSED VALUE	588,608
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	537,197
TOTAL JUST VALUE	778,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	782,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210190	ELEC OTHER	0	09/03/2021
20200029	NEW CONSTR	0	02/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2860/886	3/30/2026	WD	Q	I	01	852,800
GRANTOR: PICKETT JARROD & LEAN						
GRANTEE: WADDELL JAMES CLINT						
2338/1082	2/11/2020	QC	U	V	11	100
GRANTOR: PICKETT HARRY & JULIE						
GRANTEE: PICKETT JARROD & LE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W23 S25 BAS=[YR=2020] W9 S3 FOP=[YR=2020] W20 S7 E17 U3 R3 N4$ S4 D3 L3 W17 N7 W16 S17 W3 S29 E6 S3 E11 FOP=[YR=2020] S3 E7 N7 W6 S4 W1$ E1 N4 E7 N1 E16 N4 E17 S2 E13 N45 W23$ E23 N25$ PTR=E20 FUS=[YR=2020] E23 S25 W10 STR=[YR=2020] S4 W13 N4 E13$ W13 N25 $ W20$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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		A-1	0.00	0.00	4.16	AC		1.00	1.00	1.00	28,000.00	28,000.00	116,480							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.16 Total Land Value: 116,480 Market: 0 Agricultural: 0 Common: 116,480 PRINTED 07/09/2026 BY SYS