LOT 1
SOUTHERN GLEN PB 6/388

BROWN FAMILY TRUST/BROWN THOMAS EDWARD TRUSTEE
12204 GOVERNORS DRIVE EAST
JACKSONVILLE, FL 32223

2026

16-3N-24-1985-0001-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

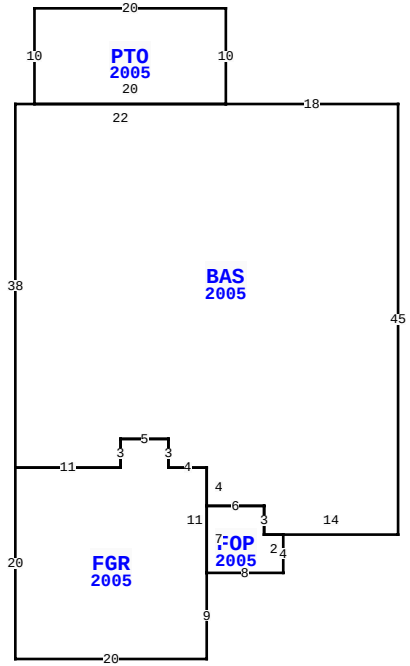
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,627	100	2005	1,627	179,011
FGR	415	55	2005	228	25,086
FOP	50	30	2005	15	1,651
PTO	200	5	2005	10	1,101
TOTALS	2,292			1,880	206,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	116.4240	122.25	229,830	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1627 HX Base Yr



37011 SOUTHERN GLEN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 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	206,847
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	234,847
SOH/AGL Deduction	5,622
ASSESSED VALUE	229,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,225
TOTAL JUST VALUE	234,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0376	NEW CONSTR	100,610	05/03/2005
0377	ELEC OTHER	0	05/03/2005
0378	OTHER	0	05/03/2005
0379	MECH OTHER	0	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2868/1061	5/12/2026	WD	U	I	11	100
GRANTOR: BROWN KENNETH P						
GRANTEE: BROWN FAMILY TRUST						
1579/0161	7/30/2008	WD	Q	I		149,400
GRANTOR: MCCOY EDWARD D & TAMM						
GRANTEE: BROWN KENNETH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N10 W20 S10 E20$ W22 S38
FGR=[YR=2005] S20 E20 N9 FOP=[YR=2005] E8 N4 W2 N3 W6 S7$ N11
W4 N3 W5 S3 W11$ E11 N3 E5 S3 E4 S4 E6 S3 E14 N45$.

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

TOTAL OB/XF 0

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	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS