LOT 7
IN OR 1338/468
SOUTHERN GLEN PB 6/388

VINZANT LAURA M
37091 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2026

16-3N-24-1985-0007-0000

NASSAU COUNTY PROPERTY

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	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

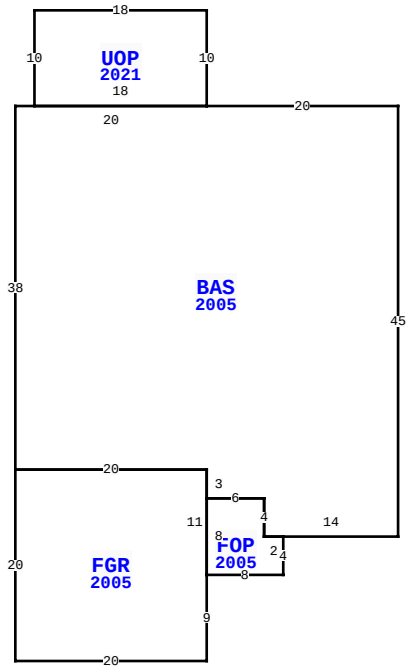
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	2005	1,636	180,001
FGR	400	55	2005	220	24,206
FOP	56	30	2005	17	1,870
UOP	180	20	2021	36	3,961
TOTALS	2,272			1,909	210,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	116.4240	122.25	233,375	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2006 Heated Area: 1636 HX Base Yr 2006



37091 SOUTHERN GLEN WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		210,038
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		238,038
SOH/AGL Deduction		114,911
ASSESSED VALUE		123,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,716
TOTAL JUST VALUE		238,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220113	REPAIR/RRF	0	04/06/2022
0338	TEMP POLE	0	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0468	8/02/2005	WD	Q	I		125,400
GRANTOR: MARONDA HOMES INC						
GRANTEE: VINZANT LAURA M						
1245/1901	7/15/2004	WD	U	V	19	90,000
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 UOP=[YR=2021] N10 W18 S10 E18$ W20 S38
FGR=[YR=2005] S20 E20 N9 FOP=[YR=2005] E8 N4 W2 N4 W6 S8$ N11 W20$ E20 S3 E6 S4 E14 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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