LOT 8
SOUTHERN GLEN PB 6/388

WOOD STEVEN PAUL & ASHLEY LEANNE
37103 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2026

16-3N-24-1985-0008-0000

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	11	CLAY TILE 100
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

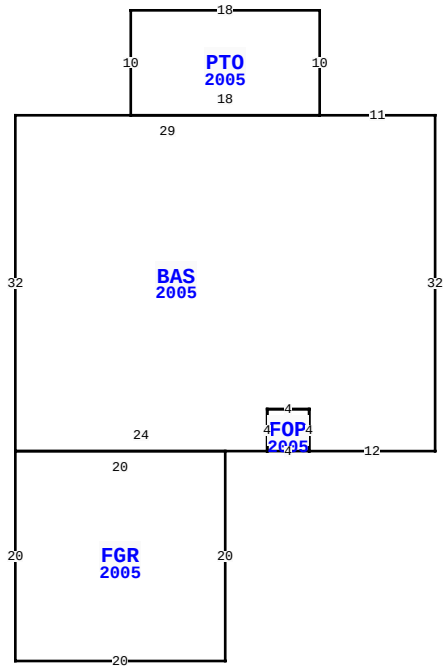
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	2005	1,264	166,181
FGR	400	55	2005	220	28,924
FOP	16	30	2005	5	657
PTO	180	5	2005	9	1,184
TOTALS	1,860			1,498	196,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	139.1280	146.08	218,828	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 1264 HX Base Yr



37103 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,945
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	224,945
SOH/AGL Deduction	0
ASSESSED VALUE	224,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,945
TOTAL JUST VALUE	224,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2787/246	4/18/2025	WD	Q	I	01	265,000
GRANTOR: HARALAMBOU HARVEY LIV						
GRANTEE: WOOD STEVEN PAUL &						
1979/0160	5/08/2015	WD	U	I	11	100
GRANTOR: HARALAMBOU HARVEY						
GRANTEE: HARALAMBOU HARVEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 PTO=[YR=2005] N10 W18 S10 E18$ W29 S32
FGR=[YR=2005] S20 E20 N20 W20$ E24 FOP=[YR=2005] E4 N4 W4 S4$
N4 E4 S4 E12 N32$.

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	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