LOT 13
SOUTHERN GLEN PB 6/388

PHILABAUM JEREMY &/ELLIS TALEAH
37159 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2026

16-3N-24-1985-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

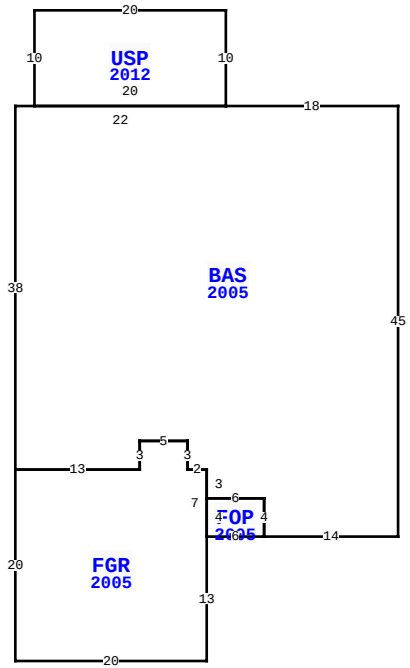
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,621	100	2005	1,621	190,562
FGR	415	55	2005	228	26,803
FOP	24	30	2005	7	823
USP	200	30	2012	60	7,053
TOTALS	2,260			1,916	225,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	124.4012	130.62	250,268	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2021 Heated Area: 1621 HX Base Yr 2021



37159 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,241
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		253,241
SOH/AGL Deduction		69,896
ASSESSED VALUE		183,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,934
TOTAL JUST VALUE		253,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0027	NEW CONSTR	79,440	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1259	5/29/2020	WD	Q	I	01	170,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: PHILABAUM JEREMY &						
2335/0607	1/23/2020	WD	U	I	37	163,800
GRANTOR: DUPERRY SARA M WOLLIT						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 USP=[YR=2012] N10 W20 S10 E20$ W22 S38
FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E6 N4 W6 S4$ N7 W2 N3
W5 S3 W13$ E13 N3 E5 S3 E2 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 10/23/2023 BY WWA Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS