LOT 15
IN OR 1908/957
SOUTHERN GLEN PB 6/388

CARD ALLEN P
37183 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2026

16-3N-24-1985-0015-0000

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	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
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

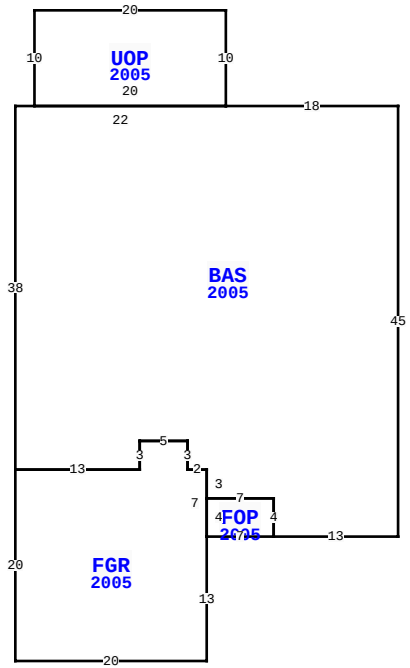
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	2005	1,617	197,499
FGR	415	55	2005	228	27,848
FOP	28	30	2005	8	977
UOP	200	20	2005	40	4,885
TOTALS	2,260			1,893	231,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	129.2522	135.71	256,899	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2015 Heated Area: 1617 HX Base Yr 2015



37183 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		231,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		259,209
SOH/AGL Deduction		143,954
ASSESSED VALUE		115,255
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,844
TOTAL JUST VALUE		259,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0018	NEW CONSTR	79,440	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/0957	3/14/2014	WD	Q	I	02	105,100
GRANTOR: DAVIS JOANN Z						
GRANTEE: CARD ALLEN P						
1318/1970	5/20/2005	WD	Q	I		127,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: DAVIS JOANN Z						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 UOP=[YR=2005] N10 W20 S10 E20$ W22 S38
FGR=[YR=2005] S20 E20 N13 FOP=[YR=2005] E7 N4 W7 S4$ N7 W2 N3
W5 S3 W13$ E13 N3 E5 S3 E2 S3 E7 S4 E13 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