LOT 16
IN OR 1290/255
SOUTHERN GLEN PB 6/388

SPANNUTH TRICIA A
37193 SOUTHERN GLEN WAY
HILLIARD, FL 32046

2026

16-3N-24-1985-0016-0000

BUILDING CHARACTERISTICS

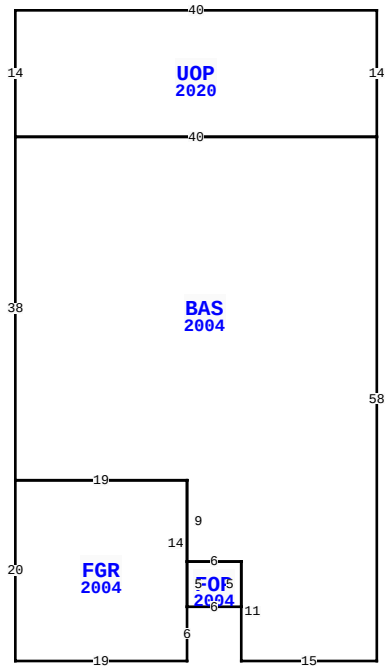
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,874	100	2004	1,874	215,088
FGR	380	55	2004	209	23,988
FOP	30	30	2004	9	1,033
UOP	560	20	2020	112	12,855
TOTALS	2,844			2,204	252,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,204	122.1374	128.24	282,641	2004	2004	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2005 Heated Area: 1874 HX Base Yr 2005



37193 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		252,964
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		280,964
SOH/AGL Deduction		134,510
ASSESSED VALUE		146,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,043
TOTAL JUST VALUE		280,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200127	REPAIR/RRF	0	06/09/2020
20190177	SWIM POOL	0	06/17/2019
1810	NEW CONSTR	88,715	06/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0255	1/24/2005	WD	U	I	21	129,200
GRANTOR: MARONDA HOMES INC						
GRANTEE: SPANNUTH TRICIA A						
1213/1302	3/09/2004	WD	U	V	19	67,500
GRANTOR: SOUTHERN GLEN LLC						
GRANTEE: MARONDA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W40 S14 BAS=[YR=2004] S38 FGR=[YR=2004] S20 E19 N6 FOP=[YR=2004] E6 N5 W6 S5$ N14 W19$ E19 S9 E6 S11 E15 N58 W40$ E40 N14$.

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