LOT 21
SOUTHERN GLEN PB 6/388

CTS FAMILY TRUST/SPENCER CHRISTINE JOY TRUSTEE
83 REEDING RIDGE DR E
JACKSONVILLE, FL 32225

2026

16-3N-24-1985-0021-0000

BUILDING CHARACTERISTICS

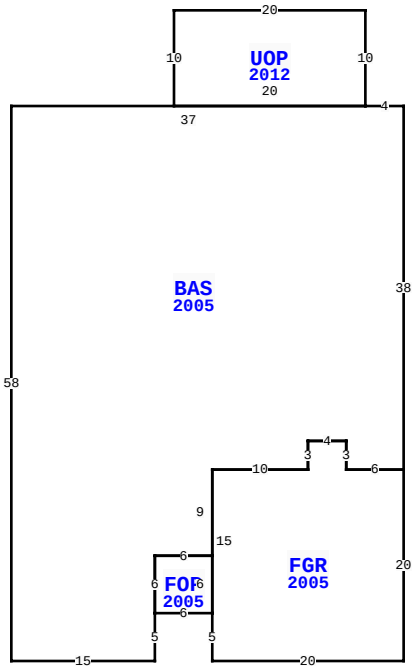
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	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	1,900	100	2005	1,900	209,048
FGR	412	55	2005	227	24,976
FOP	36	30	2005	11	1,211
UOP	200	20	2012	40	4,401
TOTALS	2,548			2,178	239,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,178	116.4240	122.25	266,260	2005	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1900 HX Base Yr



37186 SOUTHERN GLEN WAY, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	239,634
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	267,634
SOH/AGL Deduction	10,037
ASSESSED VALUE	257,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,597
TOTAL JUST VALUE	267,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200271	ROOF	0	12/10/2020
0014	NEW CONSTR	88,715	01/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2826/449	10/27/2025	WD	U	I	11	100
GRANTOR: SPENCER CHRISTINE JOY						
GRANTEE: CTS FAMILY TRUST						
1339/1581	8/08/2005	WD	U	I	07	100
GRANTOR: MARONDA HOMES INC						
GRANTEE: LAGGUI CHRISTINE-JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 UOP=[YR=2012] N10 W20 S10 E20$ W37 S58 E15 N5 FOP=[YR=2005] E6 FGR=[YR=2005] S5 E20 N20 W6 N3 W4 S3 W10 S15$ N6 W6 S6$ N6 E6 N9 E10 N3 E4 S3 E6 N38$.

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