



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	17	CB STUCCO 100		0100	01	1,771	121.6600	127.74	226,228	2005	2005	0	0	0	10.00	90.00	VALUATION BY		STANDARD																						
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2025										Heated Area: 1506					HX Base Yr 2025					Tax Group: 3		Tax Dist:															
Roof Cover	12	MODULAR MT 100												BUILDING MARKET VALUE										203,605																	
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										0																	
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET										28,000																	
Interior Floo	13	LVT/LAMNT 30												TOTAL MARKET VALUE										231,605																	
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										25,413																	
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										206,192																	
Bedrooms	3	100												TOTAL EXEMPTION VALUE										HX		HB		WX		VX		61,411									
Bathrooms	2	100												BASE TAXABLE VALUE										144,781																	
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										231,605																	
Stories	1.	1. 100												NCON VALUE										0																	
Units	0	100												INCOME VALUE																											
Occupancy	00	NONE 100												PREVIOUS YEAR MKT VALUE										231,037																	
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	1,506	100	2005	1,506	173,138																																				
FGR	395	55	2005	217	24,948																																				
FOP	18	30	2005	5	575																																				
UOP	216	20	2019	43	4,944																																				
TOTALS		2,135			1,771	203,605																																			
EXTRA FEATURES						37142 SOUTHERN GLEN WAY, HILLIARD																																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	BLD DATE	XF DATE	INC DATE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	LGL DATE	LAND DATE	AG DATE	04/09/2026	MLU																			