LOT 25
IN OR 1348/672
SOUTHERN GLEN PB 6/388

ARULRAJ NARGIS
37108 SOUTHERN GLEN WAY
HILLIARD, FL 32046

**2026**

**16-3N-24-1985-0025-0000**

## 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 | | 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 |

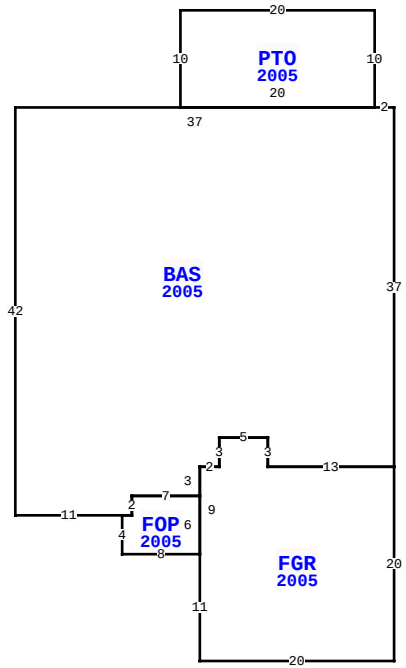
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,509 | 100 | 2005 | 1,509 | 170,985 |
| FGR | 415 | 55 | 2005 | 228 | 25,835 |
| FOP | 46 | 30 | 2005 | 14 | 1,587 |
| PTO | 200 | 5 | 2005 | 10 | 1,133 |
| TOTALS | 2,170 | | | 1,761 | 199,539 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,761 | 119.9000 | 125.90 | 221,710 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1509 HX Base Yr 2006




37108 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 | | 199,539 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 227,539 |
| SOH/AGL Deduction | | 111,640 |
| ASSESSED VALUE | | 115,899 |
| TOTAL EXEMPTION VALUE | SX HX HB WX | 106,411 |
| BASE TAXABLE VALUE | | 9,488 |
| TOTAL JUST VALUE | | 227,539 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 226,348 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20220003 | REPAIR/RRF | 0 | 01/04/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1348/0672 | 9/08/2005 | WD | Q | I | | 122,200 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: ARULRAJ NARGIS & PI | | | | | | |
| 1248/0658 | 7/26/2004 | WD | U | V | 19 | 90,000 |
| GRANTOR: SOUTHERN GLEN LLC | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W2 PTO=[YR=2005] N10 W20 S10 E20$ W37 S42 E11 FOP=[YR=2005] S4 E8 FGR=[YR=2005] S11 E20 N20 W13 N3 W5 S3 W2 S9$ N6 W7 S2 W1$ E1 N2 E7 N3 E2 N3 E5 S3 E13 N37$ .

## 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