BLOCK 83 PT OF LOT 2
IN OR 2260/1345
TOWN OF HILLIARD

PICKETT MARION L JR & DENISE
37083 CYPRESS LN
HILLIARD, FL 32046

2023

08-3N-24-2380-0083-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

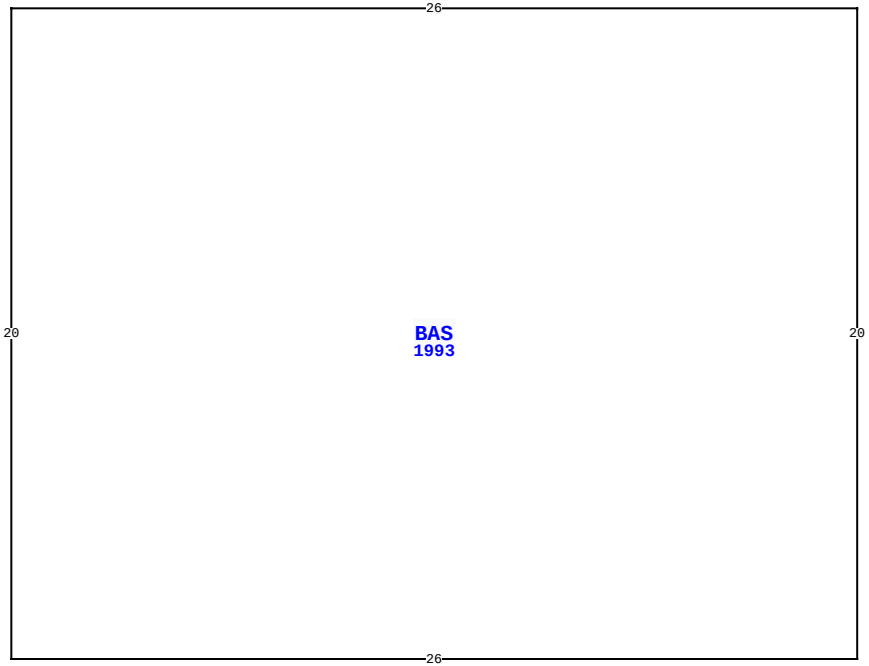
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	48,378
TOTALS	520		520	48,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	520	115.5000	104.24	54,205	1961	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 520 HX Base Yr



37119 CYPRESS LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,378
TOTAL MARKET OB/XF VALUE	139
TOTAL LAND VALUE - MARKET	29,115
TOTAL MARKET VALUE	77,632
SOH/AGL Deduction	7,705
ASSESSED VALUE	69,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,927
TOTAL JUST VALUE	77,632
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9603-055	REPAIR/RRF	1,000	03/21/1996
	XFOB	175	10/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1345	2/13/2019	WD	U	I	37	15,000
GRANTOR: LEE TYSON WALLACE E E						
GRANTEE: PICKETT MARION L JR						
1984/0928	6/03/2015	WD	U	I	37	15,000
GRANTOR: PALLANTE LORENE I &						
GRANTEE: LEE TYSON WALLACE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 E26 N20$.

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
1	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1990	1990	3	20	64	
2	1242	WD DECK A	0	0	10	5	50.00	SF	7.50	7.50	100	1998	1998	3	20	75	

LAND DESCRIPTION

TOTAL OB/XF 139

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	SFR	0	0006	R2	75.00	210.00	75.00	FF		1.00	1.00	1.00	300.00	300.00	22,500							
2	000100	C	SFR	0	0006	R2	35.00	75.00	35.00	FF	4	0.63	1.00	0.63	300.00	189.00	6,615							

REVIEW DATE 01/04/2018 BY TW Total Acres: 0.00 Total Land Value: 29,115 Market: 0 Agricultural: 0 Common: 29,115 PRINTED 08/02/2023 BY SYS