LOT 15
IN OR 774 PG 147
DELLA WARE HEIGHTS SUB PB 3/60

SAMPSON JAMES A JR
37207 CYPRESS STREET
HILLIARD, FL 32046

2023

08-3N-24-2420-000E-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

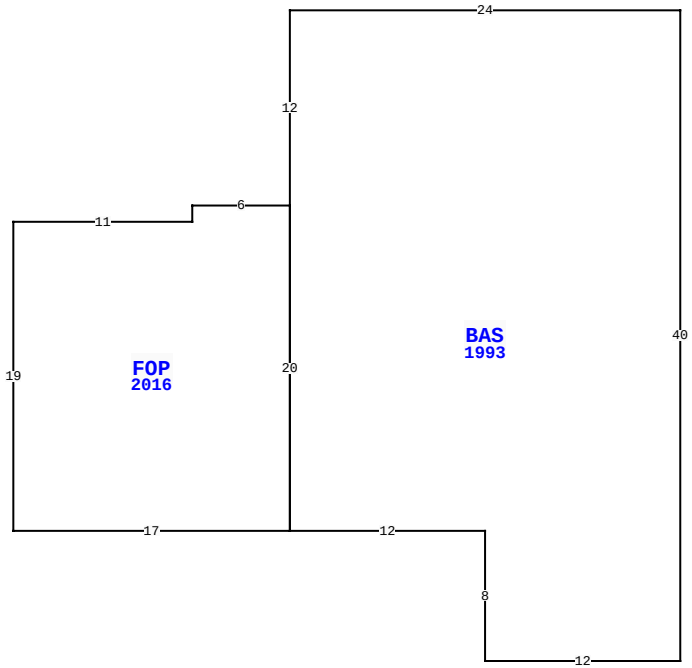
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	60,633
FOP	329	30	99	6,947
TOTALS	1,193		963	67,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	103.6800	93.57	90,108	1946	1951	0	0	0	25.00	75.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



37207 CYPRESS LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,581
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,656
TOTAL MARKET VALUE	87,237
SOH/AGL Deduction	8,894
ASSESSED VALUE	78,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,343
TOTAL JUST VALUE	87,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160107	REPAIR/RRF	0	07/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0147	10/15/1996	QC	U	I	06	100
GRANTOR: SAMPSON JAMES A & DON						
GRANTEE: SAMPSON JAMES A JR						
0125/0259	1/01/1972	TA	Q	I		7,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S12 FOP=[YR=2016] W6 S1 W11 S19 E17 N20$
S20 E12 S8 E12 N40$.

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	SFR	0	0006	R2	72.00	100.00	72.00	FF	2	0.91	1.00	0.91	300.00	273.00	19,656							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 19,656 Market: 0 Agricultural: 0 Common: 19,656 PRINTED 08/02/2023 BY SYS