LOT 16
DELLA WARE HGTS SUB PB 3/60

MULLIS DAVID S
37189 CYPRESS LANE
HILLIARD, FL 32046

2023

08-3N-24-2420-000E-0160

BUILDING CHARACTERISTICS

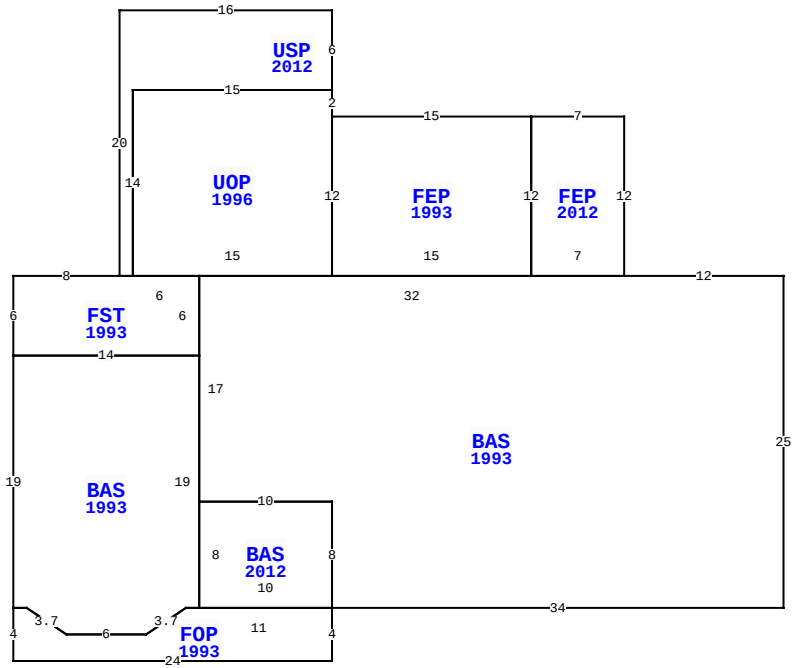
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	284	100	284	26,615
BAS	1,020	100	1,020	95,591
BAS	80	100	80	7,497
FEP	180	80	144	13,495
FEP	84	80	67	6,279
FOP	78	30	23	2,155
FST	84	55	46	4,311
UOP	210	20	42	3,936
USP	110	30	33	3,092
TOTALS	2,130		1,739	162,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	122.0000	110.10	191,464	1948	2000	0	0	0	14.88	85.12

1 SINGLE FAM – 100% - 2020 Heated Area: 1384 HX Base Yr



37189 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		162,974
TOTAL MARKET OB/XF VALUE		719
TOTAL LAND VALUE - MARKET		19,656
TOTAL MARKET VALUE		183,349
SOH/AGL Deduction		0
ASSESSED VALUE		183,349
TOTAL EXEMPTION VALUE	13	183,349
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		183,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9610-096	REMODEL	1,679	10/22/1996
9610-086	REMODEL	1,600	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1024	9/05/2019	SW	Q	I	01	158,000
GRANTOR: ISLE AMELIA PROPERTIE						
GRANTEE: MULLIS DAVID S						
2233/1355	10/15/2018	WD	U	I	37	65,000
GRANTOR: LANE STEVEN						
GRANTEE: ISLE AMELIA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=2012] N12 W7 FEP=[YR=1993] W15 UOP=[YR=1996] N2 USP=[YR=2012] N6 W16 S20 FST=[YR=1993] W8 S6 BAS=[YR=1993] S19 FOP=[YR=1993] S4 E24 N4 BAS=[YR=2012] N8 W10 S8 E10$ W11 D2 L3 W6 U2 L3 W1$ E1 D2 R3 E6 U2 R3 E1 N19 W14$ E14 N6 W6$ E1 N14 E15$ W15 S14 E15 N12$ S12 E15 N12$ S12 E7$ W32 S17 E10 S8 E34 N25$.

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	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1999	1999	3	79	719	

LAND DESCRIPTION

TOTAL OB/XF 719

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	100	0006	R2	72.00	100.00	72.00	FF	2	0.91	1.00	0.91	300.00	273.00	19,656							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 19,656 Market: 0 Agricultural: 0 Common: 19,656 PRINTED 08/02/2023 BY SYS