BLOCK H PT OF LOTS 2 3 4 5 &
ALL OF LOTS 6 7 & 8
IN OR 1269/1383

CREWS WILLIAM B & DANIELLE
37084 CYPRESS LANE
HILLIARD, FL 32046

2023

08-3N-24-2440-000H-0030

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

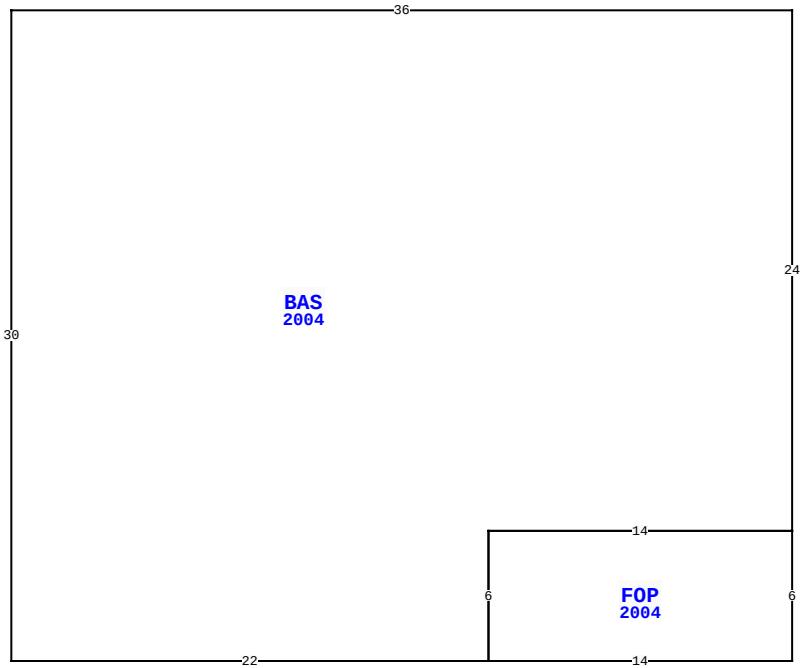
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	88,008
FOP	84	30	25	2,209
TOTALS	1,080		1,021	90,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	107.0000	96.57	98,598	2004	2004	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2005 Heated Area: 996 HX Base Yr 2005



37084 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		90,217
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		120,217
SOH/AGL Deduction		53,527
ASSESSED VALUE		66,690
TOTAL EXEMPTION VALUE	HX HB	41,690
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0312282	NEW CONSTR	50,000	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/1383	10/28/2004	WD	Q	I		82,000
GRANTOR: LOYD NADINE & CORRIGA						
GRANTEE: CREWS WILLIAM B & D						
0804/1237	8/27/1997	WD	Q	V		13,000
GRANTOR: VANZANT LARRY D & CLA						
GRANTEE: LOYD NADINE & CORRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W36 S30 E22 FOP=[YR=2004] E14 N6 W14 S6$ N6 E14 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	125.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 10/01/2018 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS