BLOCK 83 LOT 2
IN OR 1963/1863
(EX S-2 S-3 S-4 & S-5)

PICKETT MARION LEE JR
37083 CYPRESS LN
HILLIARD, FL 32046

2024

08-3N-24-2380-0083-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

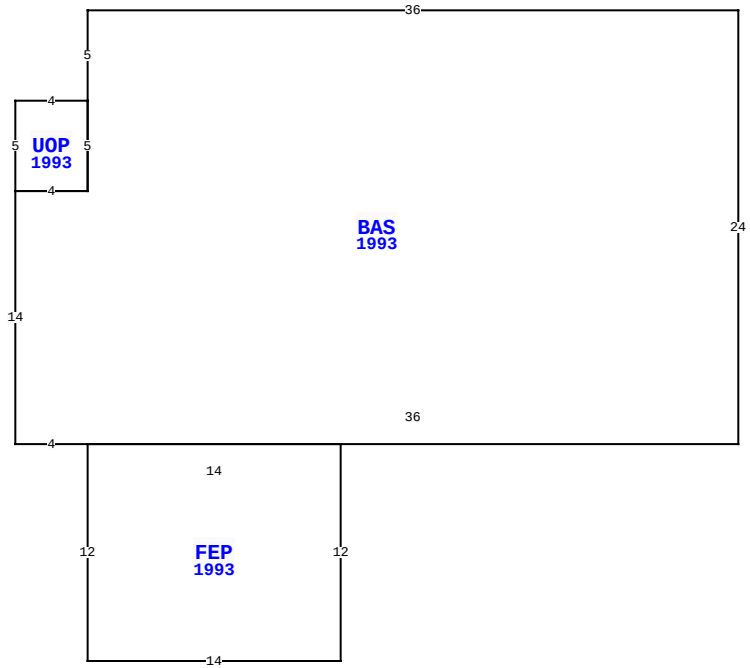
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	53,155
FEP	168	80	134	7,742
UOP	20	20	4	231
TOTALS	1,108		1,058	61,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,058	95.4000	90.63	95,887	1952	1952	0	0	0	36.25	63.75

1 SINGLE FAM – 100% - 2023 Heated Area: 920 HX Base Yr 2023



37083 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		61,128
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,400
TOTAL MARKET VALUE		81,528
SOH/AGL Deduction		35,613
ASSESSED VALUE		45,915
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,915
TOTAL JUST VALUE		81,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220218	SWIM POOL	0	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1963/1863	1/10/2015	QC	U	I	11	100

GRANTOR: WHITE DIANNA JANE & J

GRANTEE: PICKETT MARION LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S5 UOP=[YR=1993] W4 S5 E4 N5 $ S5 W4 S14 E4
FEP=[YR=1993] S12 E14 N12 W14 $ E36 N24 $.

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	100	0006	R-2	80.00	131.00	80.00	FF	4	0.85	1.00	0.85	300.00	255.00	20,400							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 0.00 Total Land Value: 20,400 Market: 0 Agricultural: 0 Common: 20,400 PRINTED 08/06/2024 BY SYS