BLK 85 N1/2 OF LOT 2
TOWN OF HILLIARD S/D PBK 1/28

CONE BENJAMIN M/BROWN KATHERINE YONG
37011 CYPRESS LN
HILLIARD, FL 32046

2025

08-3N-24-2380-0085-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

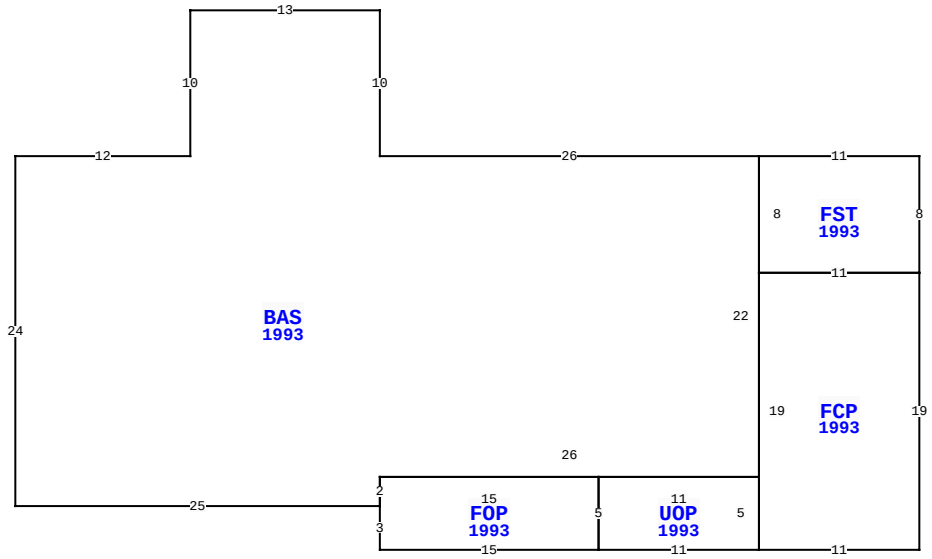
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1993	1,302	170,785
FCP	209	25	1993	52	6,821
FOP	75	30	1993	22	2,885
FST	88	55	1993	48	6,296
UOP	55	20	1993	11	1,443
TOTALS	1,729			1,435	188,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	140.2908	140.29	201,316	1959	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1302 HX Base Yr 2022



37011 CYPRESS LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,230
TOTAL MARKET OB/XF VALUE		1,246
TOTAL LAND VALUE - MARKET		36,750
TOTAL MARKET VALUE		226,226
SOH/AGL Deduction		34,416
ASSESSED VALUE		191,810
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,088
TOTAL JUST VALUE		226,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210120	XFOB	0	06/10/2021
B0901013	REPAIR/RRF	6,200	01/20/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1503	6/13/2025	WD	Q	I	01	288,500
GRANTOR: HAYES KEITH PHILIP &						
GRANTEE: CONE BENJAMIN M						
2512/0331	11/08/2021	WD	Q	I	01	245,000
GRANTOR: CASON JAMES L & MONIC						
GRANTEE: HAYES KEITH P & AMI						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W26 N10 W13 S10 W12 S24 E25 FOP=[YR=1993] S3 E15 UOP=[YR=1993] E11FCP=[YR=1993] E11 N19 W11 S19$ N5 W11 S5$ N5 W15 S2$ N2 E26 N22$ S8 E11 N8$.

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	0801	ASPHALT A	0	100	25	12	300.00	SF	3.00	3.00	100	1980	1980	3	50	450	
2	0810	CONCRETE A	0	100	34	12	408.00	SF	6.50	6.50	100	1980	1980	3	30	796	

LAND DESCRIPTION

TOTAL OB/XF 1,246

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	RES	100	0006	R-2	105.00	210.00	105.00	FF		1.00	1.00	1.00	350.00	350.00	36,750							

REVIEW DATE 07/22/2021 BY TW Total Acres: 0.00 Total Land Value: 36,750 Market: 0 Agricultural: 0 Common: 36,750 PRINTED 07/30/2025 BY SYS