BLK 85 PT LOTS 1 & 2 OF
TOWN OF HILLIARD S/D PBK 1/28
& PT LOT 1 OF HILLIARD TERRACE

LEINBACH KIM DOUGLAS
37001 CYPRESS LN
HILLIARD, FL 32046

2025

08-3N-24-2380-0085-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

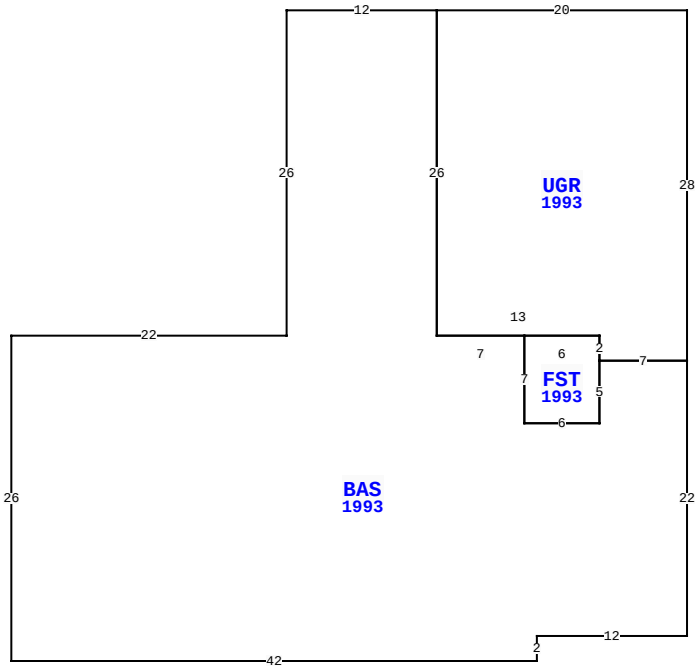
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	07	ASB SHNGLE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	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	1,636	100	1993	1,636	180,477
FST	42	55	1993	23	2,537
UGR	534	45	1993	240	26,476
TOTALS	2,212			1,899	209,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,899	129.6050	129.60	246,110	1960	2000	0	0	0	14.88	85.12

1 SINGLE FAM – 100% - 2023 Heated Area: 1636 HX Base Yr 2023



37001 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		209,489
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		122,850
TOTAL MARKET VALUE		333,879
SOH/AGL Deduction		149,369
ASSESSED VALUE		184,510
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		128,788
TOTAL JUST VALUE		333,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100053	REPAIR/RRF	8,955	04/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1737	5/02/2022	WD	Q	I	01	365,000
GRANTOR: LEUBNER KRAIG & SAMAN						
GRANTEE: LEINBACH KIM DOUGLA						
2411/1635	11/19/2020	WD	Q	I	02	275,000
GRANTOR: JOHNSON MATTIE ELAINE						
GRANTEE: LEUBNER KRAIG & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W20 BAS=[YR=1993] W12 S26 W22 S26 E42 N2 E12 N22 W7 FST=[YR=1993] N2 W6 S7E6 N5$ S5 W6 N7 W7 N26$ S26 E13 S2 E7 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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							
2	000100	C	RES	100		R-2	0.00	0.00	246.00	FF		1.00	1.00	1.00	350.00	350.00	86,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 122,850 Market: 0 Agricultural: 0 Common: 122,850 PRINTED 07/30/2025 BY SYS