LOT 15
DELLA WARE HEIGHTS SUB PB 3/60

DOZIER STEPHEN T & CATHERINE
37207 CYPRESS LANE
HILLIARD, FL 32046

2025

08-3N-24-2420-000E-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

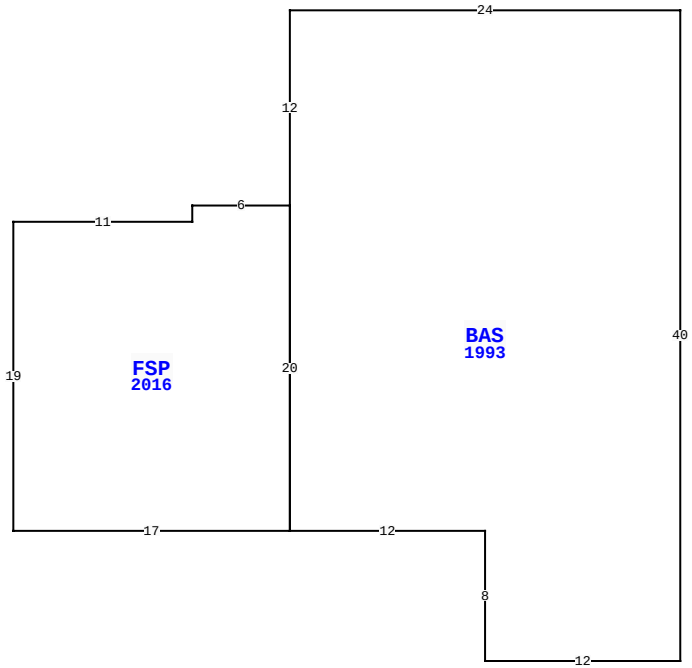
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	101,302
FSP	329	40	2016	132	15,476
TOTALS	1,193			996	116,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	128.1420	128.14	127,627	1946	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 0% - 2025 Heated Area: 864 HX Base Yr



37207 CYPRESS LN, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,779
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,200
TOTAL MARKET VALUE	141,979
SOH/AGL Deduction	0
ASSESSED VALUE	141,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,979
TOTAL JUST VALUE	141,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160107	REPAIR/RRF	0	07/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/657	6/10/2024	WD	Q	I	05	205,000
GRANTOR: SAMPSON JAMES A JR						
GRANTEE: DOZIER STEPHEN T &						
0774/0147	10/15/1996	QC	Q	I	06	100
GRANTOR: SAMPSON JAMES A & DON						
GRANTEE: SAMPSON JAMES A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S12 S20 E12 S8 E12 N40 $
FSP=[YR=2016;ORIG=-24,12] W6 S1 W11 S19 E17 N20 $
.

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	RES	0	0006	R-2	72.00	100.00	72.00	FF		1.00	1.00	1.00	350.00	350.00	25,200							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 0.00 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 07/30/2025 BY SYS