LOT 16
DELLA WARE HGTS SUB PB 3/60

MULLIS DAVID S
37189 CYPRESS LANE
HILLIARD, FL 32046

2025

08-3N-24-2420-000E-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

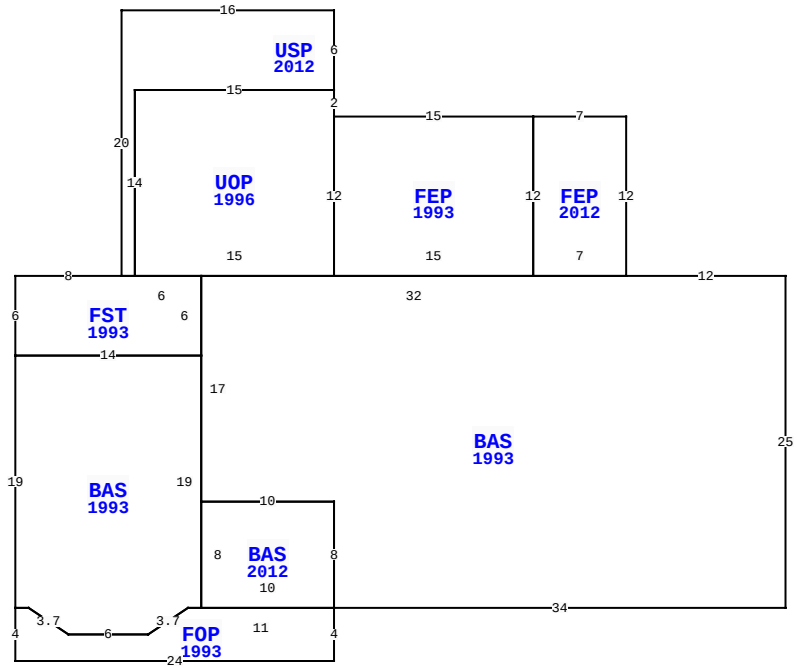
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	284	100	1993	284	30,701
BAS	1,020	100	1993	1,020	110,267
BAS	80	100	2012	80	8,648
FEP	180	80	1993	144	15,567
FEP	84	80	2012	67	7,243
FOP	78	30	1993	23	2,487
FST	84	55	1993	46	4,973
UOP	210	20	1996	42	4,540
USP	110	30	2012	33	3,567
TOTALS	2,130			1,739	187,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	135.9750	135.98	236,469	1948	2000	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1384 HX Base Yr



37189 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		187,993
TOTAL MARKET OB/XF VALUE		683
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		213,876
SOH/AGL Deduction		19,550
ASSESSED VALUE		194,326
TOTAL EXEMPTION VALUE	13	194,326
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		213,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9610-096	REMODEL	1,679	10/22/1996
9610-086	REMODEL	1,600	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1024	9/05/2019	SW	Q	I	01	158,000
GRANTOR: ISLE AMELIA PROPERTIE						
GRANTEE: MULLIS DAVID S						
2233/1355	10/15/2018	WD	U	I	37	65,000
GRANTOR: LANE STEVEN						
GRANTEE: ISLE AMELIA PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FEP=[YR=2012] N12 W7 FEP=[YR=1993] W15 UOP=[YR=1996] N2 USP=[YR=2012] N6 W16 S20 FST=[YR=1993] W8 S6 BAS=[YR=1993] S19 FOP=[YR=1993] S4 E24 N4 BAS=[YR=2012] N8 W10 S8 E10$ W11 D2 L3 W6 U2 L3 W1$ E1 D2 R3 E6 U2 R3 E1 N19 W14$ E14 N6 W6$ E1 N14 E15$ W15 S14 E15 N12$ S12 E15 N12$ S12 E7$ W32 S17 E10 S8 E34 N25$.

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	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	1999	1999	3	75	683	

LAND DESCRIPTION

TOTAL OB/XF 683

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	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