IN OR 1105/1175
ESMT IN OR 753/294
1996 HOME DW/MH

HICKS CLYDE N & SHEILA K/
2448 CYPRESS RIDGE LANE
HILLIARD, FL 32046

2026

05-1N-23-0000-0001-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	06	DIST 1D 100
Quality	05	Quality Level 05

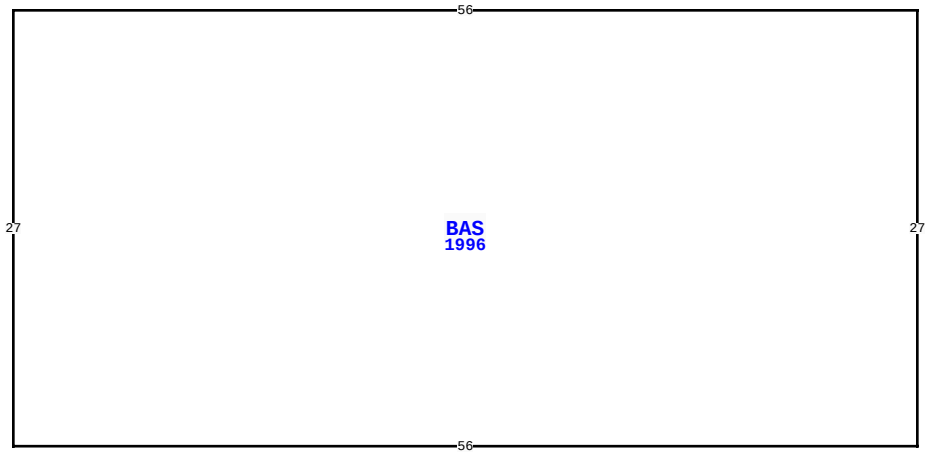
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1996	1,512	57,217
TOTALS	1,512			1,512	57,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	140.1600	126.14	190,724	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2003 Heated Area: 1512 HX Base Yr 2003



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,217
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		104,183
SOH/AGL Deduction		50,989
ASSESSED VALUE		53,194
TOTAL EXEMPTION VALUE	HX HB	28,194
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961256	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/1175	1/06/2003	WD	U	I	21	69,900
GRANTOR: HENRY CHRISTOPHER LEE						
GRANTEE: HICKS CLYDE N & SHE						
0753/0271	3/04/1996	WD	Q	V	01	100
GRANTOR: HENRY GARY LEE & VICK						
GRANTEE: HENRY CHRISTOPHER L						

2448 CYPRESS RIDGE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	0510	GARAGE WD-	0	100	30	18	540.00	SF	26.95	26.95	100	1998	1998	3	24	3,493	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2002	2002	3	20	613	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 6,966

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS