



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	10	ABOVE AVG 80	0900	01	2,242	101.0772	120.03	269,107	2002	2002	0	0	10.60	89.40	VALUATION BY STANDARD																							
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2017												Heated Area: 1982												HX Base Yr 2017											
Roof Structure	03	GABLE/HIP 100																																				
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	14	CARPET 80																																				
Interior Floor	11	CLAY TILE 20																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	4	100																																				
Bathrooms	3	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
Occupancy	00	NONE 100																																				
Quality	01	Quality Level 01																																				
DOR CODE	0100	SINGLE FAMILY																																				
MAP NUM	MKT AREA		08																																			
NEIGHBORHOOD/LOC	8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,982	100	1,982	212,682																																		
FGR	414	55	228	24,466																																		
FOP	105	30	32	3,434																																		
TOTALS	2,501		2,242	240,582																																		
EXTRA FEATURES			33396 HIDDEN CREEK TRL, BRYCEVILLE																																			
L N	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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2002	2002	3	87	1,740																						
2	0810	CONCRETE A	0	100	0	0		597.00	SF 6.50	6.50	100	2002	2002	3	83	3,221																						
4	0940	SHEDS/PORT	0	100	10	9		90.00	SF 20.10	20.10	100	2000	2000	3	20	362																						
5	1127	BRICK 8"	0	100	0	0		30.00	SF 11.00	11.00	100	2002	2002	3	95	314																						
6	0861	POOL GUNIT	0	100	0	0		325.00	SF 85.00	85.00	100	2007	2007	3	52	14,365																						
7	0845	KOOL DECK	0	100	0	0		906.00	SF 7.25	7.25	100	2007	2007	3	89	5,846																						
LAND DESCRIPTION			TOTAL OB/XF 25,848																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000																					
REVIEW DATE 03/12/2019 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																																						