



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 6														
Exterior Wall	10	ABOVE AVG 80	0100	01	2,265	106.8200	96.41	218,369	2006	2006	0	0	0	7.60	92.40	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2007													Heated Area: 1935													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2007													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 50																											
Interior Floo	14	CARPET 50																											
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																											
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
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	1,935	100	1,935	172,375																									
FGR	480	55	264	23,518																									
FOP	60	30	18	1,603																									
FOP	160	30	48	4,276																									
TOTALS	2,635		2,265	201,773																									
EXTRA FEATURES															33043 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	2006	2006	3	91	1,820													
2	0810	CONCRETE A	0	100	0	0	454.00	SF	6.50	6.50	100	2006	2006	3	88	2,597													
3	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2020	2020	3	93	6,250													
LAND DESCRIPTION															TOTAL OB/XF 10,667														
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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000												
REVIEW DATE 01/07/2022 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS																													