PT NW1/4 OF SE1/4 OF FRACL
SEC 28-1N-24E IN OR 1307/88

SURRENCY WILLIAM D JR & TERESA
33043 HIDDEN CREEK TRL
BRYCEVILLE, FL 32009-1282

2024

28-1N-24-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

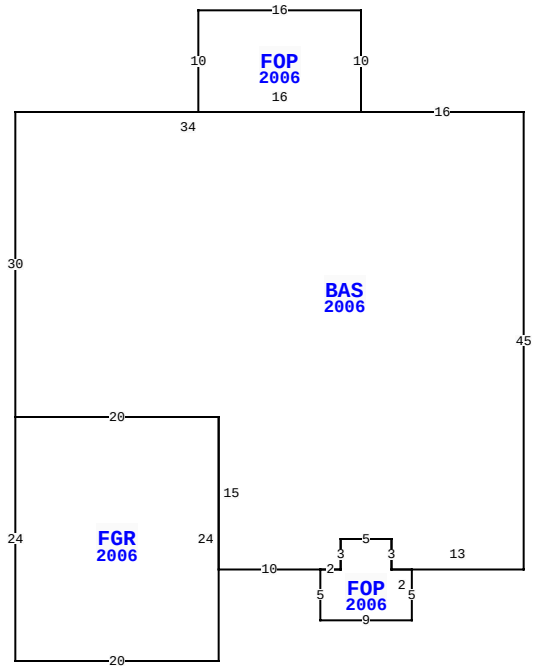
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	180,459
FGR	480	55	264	24,621
FOP	60	30	18	1,679
FOP	160	30	48	4,476
TOTALS	2,635		2,265	211,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	106.8200	101.48	229,852	2006	2006	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2007 Heated Area: 1935 HX Base Yr 2007



33043 HIDDEN CREEK TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,234
TOTAL MARKET OB/XF VALUE		10,415
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		281,649
SOH/AGL Deduction		128,750
ASSESSED VALUE		152,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,899
TOTAL JUST VALUE		281,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009658	SWIM POOL	7,551	07/22/2021
C0516458	CO ISSUED	0	12/01/2005
B0516458	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0088	4/05/2005	WD	Q	V		36,000

GRANTOR: SURRENCY DOROTHY R

GRANTEE: SURRENCY WILLIAM D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FOP=[YR=2006] N10 W16 S10 E16$ W34 S30 FGR=[YR=2006] S24 E20 N24 W20$ E20 S15 E10 FOP=[YR=2006] S5 E9 N5 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E13 N45$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	0	0	454.00	SF	6.50	6.50	100	2006	2006	3	87	2,567	
3	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	2020	2020	3	90	6,048	

LAND DESCRIPTION

TOTAL OB/XF 10,415

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	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 08/06/2024 BY SYS