



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/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

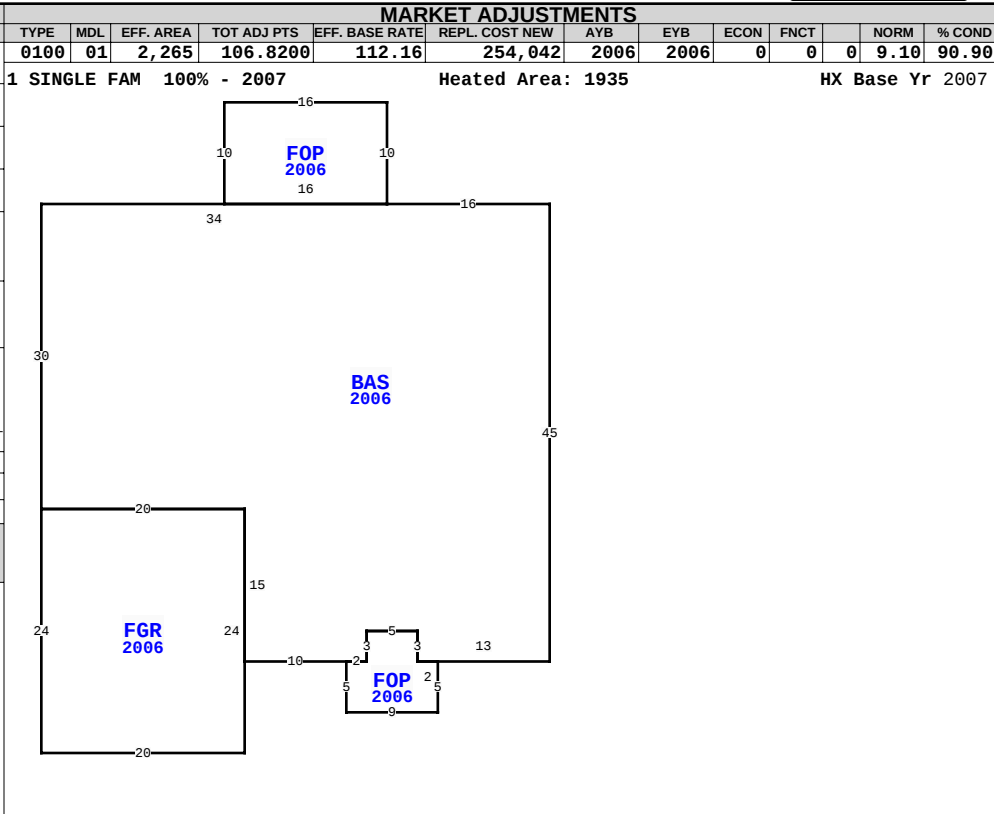
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,935	100	2006	1,935	197,280
FGR	480	55	2006	264	26,915
FOP	60	30	2006	18	1,835
FOP	160	30	2006	48	4,894

TOTALS	2,635			2,265	230,924
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	
3	0940	SHEDS/PORT	0	100	16	224.00	SF	30.00	



33043 HIDDEN CREEK TRL, BRYCEVILLE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
3	0940	SHEDS/PORT	0	100	16	224.00	SF	30.00	30.00	100	2020	2020	3	82	5,510	

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000		

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 2.00	Total Land Value: 68,000	Market: 0	Agricultural: 0	Common: 68,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 6					Tax Dist:					230,924				
BUILDING MARKET VALUE															7,270				
TOTAL MARKET OB/XF VALUE															68,000				
TOTAL LAND VALUE - MARKET															306,194				
TOTAL MARKET VALUE															144,613				
SOH/AGL Deduction															161,581				
ASSESSED VALUE															51,411				
TOTAL EXEMPTION VALUE					HX HB										110,170				
BASE TAXABLE VALUE															306,194				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															301,237				

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									
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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\$.