

PARCELS 1-1 IN SEC 18-2S-23 &  
4-3 IN SEC 7-2S-23  
IN OR 2698/1564

BOX MELANIE  
720 OLD ALACHUA TRL  
BRYCEVILLE, FL 32009

2025

18-2S-23-0000-0001-0010



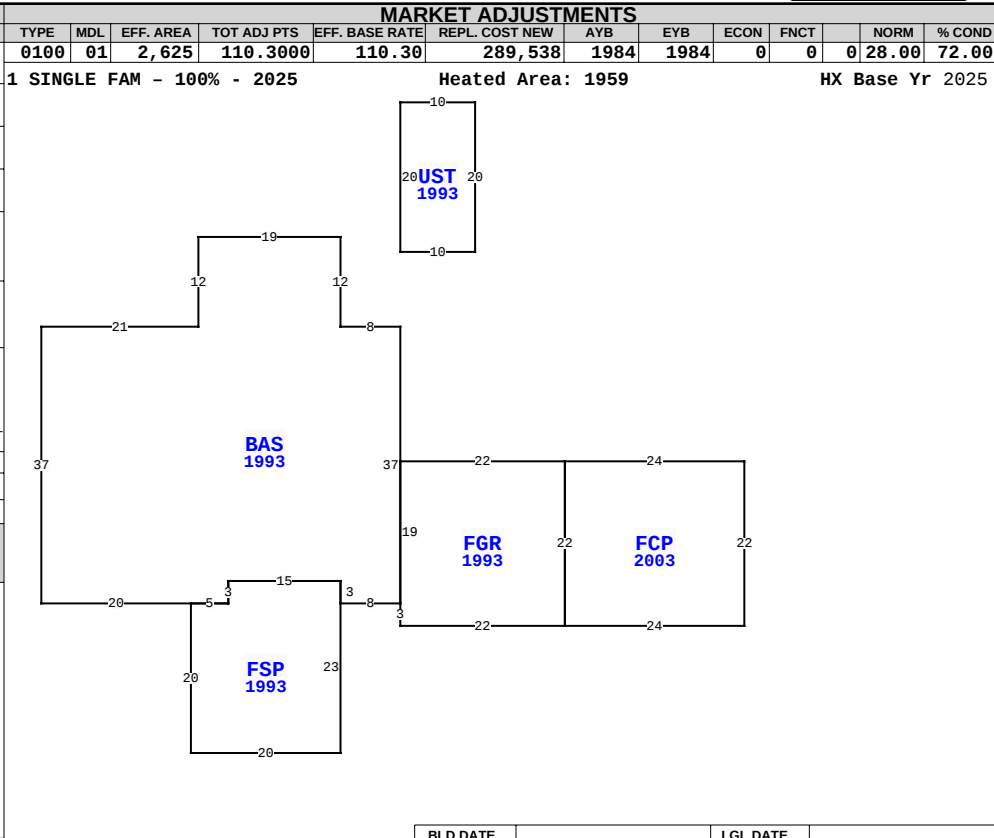
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| 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    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| 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       | 1,959            | 100         | 1993 | 1,959        | 155,576              |
| FCP       | 528              | 25          | 2003 | 132          | 10,483               |
| FGR       | 484              | 55          | 1993 | 266          | 21,125               |
| FSP       | 445              | 40          | 1993 | 178          | 14,136               |
| UST       | 200              | 45          | 1993 | 90           | 7,147                |
| TOTALS    | 3,616            |             |      | 2,625        | 208,467              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0201       | BARN WD 10  | 0   | 100 | 50 | 40 | 2,000.00 | SF | 17.00    | 17.00          |       |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,915.00 | SF | 4.00     | 4.00           |       |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 3.56        | AC        |       |



|                                |          |  |           |            |
|--------------------------------|----------|--|-----------|------------|
| 720 OLD ALACHUA TR, BRYCEVILLE | BLD DATE |  | LGL DATE  |            |
|                                | XF DATE  |  | LAND DATE | 05/09/2025 |
|                                | INC DATE |  | AG DATE   | MLU        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |        |
|-------------|--|--|--|--|--|--|--|--|--|--|--------|
|             |  |  |  |  |  |  |  |  |  |  | 11,831 |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 208,467     |        |
| TOTAL MARKET OB/XF VALUE  |  | 11,831      |        |
| TOTAL LAND VALUE - MARKET |  | 106,800     |        |
| TOTAL MARKET VALUE        |  | 327,098     |        |
| SOH/AGL Deduction         |  | 120,058     |        |
| ASSESSED VALUE            |  | 207,040     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 156,318     |        |
| TOTAL JUST VALUE          |  | 327,098     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 330,614     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| C5250      | CO ISSUED   | 0      | 02/25/2010 |
| M15047     | MECH OTHER  | 0      | 02/01/2010 |
| P14131     | OTHER       | 0      | 02/01/2010 |
| MH5250     | MH MOVE-ON  | 0      | 01/01/2010 |
| E22387     | ELEC OTHER  | 0      | 01/01/2010 |
| 8902       | MH MOVE-ON  | 31,000 | 05/19/1992 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2698/1564                      | 3/04/2024 | WD        | Q     | I     | 01     |
| 345,000                        |           |           |       |       |        |
| GRANTOR: BRADDOCK JUNE & RANDA |           |           |       |       |        |
| GRANTEE: BOX MELANIE           |           |           |       |       |        |
| 1691/1098                      | 7/28/2010 | WD        | U     | I     | 30     |
| 100                            |           |           |       |       |        |
| GRANTOR: WHITE FRANCES P       |           |           |       |       |        |
| GRANTEE: BRADDOCK JUNE         |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W8 N12 W19 S12 W21 S37 E20 FSP=[YR=1993] S20 E20 N23 W15 S3 W5 \$ E5 N3 E15 S3 E8 FGR=[YR=1993] S3 E22 FCP=[YR=2003] E24 N22 W24 S22 \$ N22 W22 S19 \$ N37 \$ PTR= N30 UST=[YR=1993] E10 S20 W10 N20 \$ S30 \$ . |  |  |  |  |  |  |  |  |  |  |  |