PARCELS 4-8 IN SEC 7-2S-23 &
1-9 IN SEC 18-2S-23
1985/REGA/DWMH

WHITE MARVIN & CANDICE
700 OLD ALACHUA TRAIL
BRYCEVILLE, FL 32009

2025

18-2S-23-0000-0001-0090

BUILDING CHARACTERISTICS

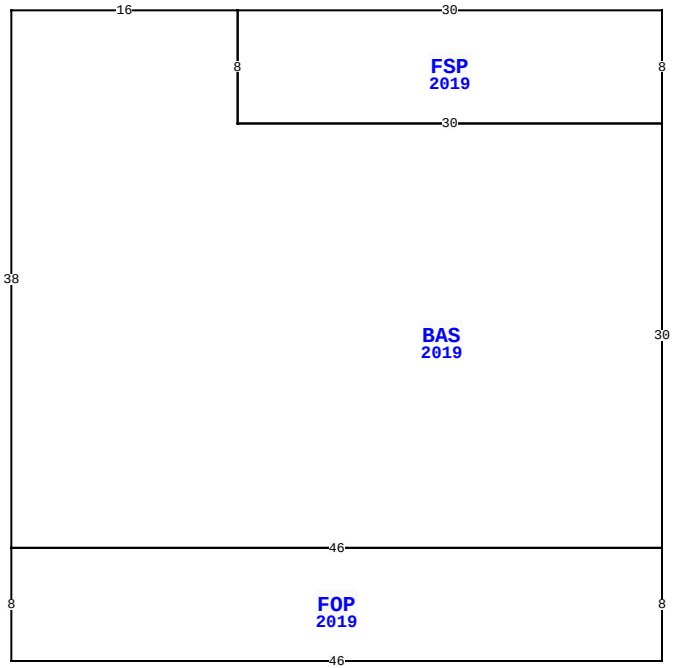
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,508	100	2019	1,508	193,745
FOP	368	30	2019	110	14,133
FSP	240	40	2019	96	12,334
TOTALS	2,116			1,714	220,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	131.1000	131.10	224,705	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1508 HX Base Yr 2011



700 OLD ALACHUA TRL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/22/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,211
TOTAL MARKET OB/XF VALUE		20,777
TOTAL LAND VALUE - MARKET		249,135
TOTAL MARKET VALUE		290,861
SOH/AGL Deduction		96,283
ASSESSED VALUE		194,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,856
TOTAL JUST VALUE		490,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000156	GARAGE	27,531	01/07/2020
19000562	CO ISSUED	0	01/18/2019
18002619	NEW CONSTR	193,531	04/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1691/1095	7/28/2010	WD	U	I	30	100

GRANTOR: WHITE FRANCES P

GRANTEE: WHITE MARVIN & CAND

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] W30 BAS=[YR=2019] W16 S38 FOP=[YR=2019] S8 E46 N8 W46$ E46 N30 W30 N8$ S8 E30 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0200	BARN WD 0-	0	100	30	30	900.00	SF	20.00	20.00	100	2020	2020	3	90	16,200	
3	0810	CONCRETE A	0	100	30	6	180.00	SF	6.50	6.50	100	2020	2020	3	98	1,147	

LAND DESCRIPTION

TOTAL OB/XF 20,777

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	13.17	AC		1.00	1.00	1.00	370.00	370.00	4,873							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.17	AC		1.00	1.00	1.00	15,500.00	15,500.00	204,135							

REVIEW DATE 12/09/2020 BY TW Total Acres: 14.17 Total Land Value: 49,873 Market: 204,135 Agricultural: 4,873 Common: 45,000 PRINTED 07/30/2025 BY SYS