PT OF NE1/4
IN OR 2708 PG 312
ESMT IN OR 2717/1278

BRADDOCK RANDALL B & JUNE A
900 FARRIER PL
BRYCEVILLE, FL 32009

2026

07-2S-23-0000-0001-0030

BUILDING CHARACTERISTICS

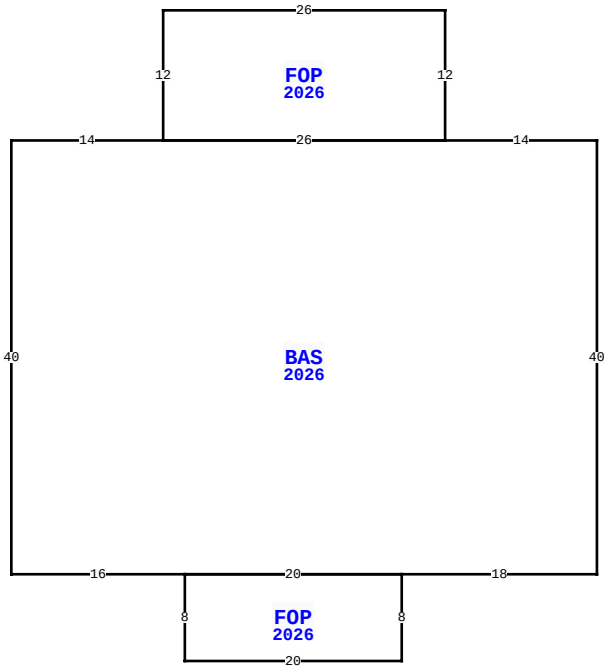
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,160	100	2026	2,160	342,922
FOP	160	30	2026	48	7,620
FOP	312	30	2026	94	14,923
TOTALS	2,632			2,302	365,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,302	114.2190	158.76	365,466	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2160 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

900 FARRIER PL, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	365,466
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	99,620
TOTAL MARKET VALUE	468,586
SOH/AGL Deduction	157,270
ASSESSED VALUE	311,316
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	259,905
TOTAL JUST VALUE	468,586
NCON VALUE	368,966
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,550

SFR DONE W/ CO ISSUED - POOL HAS NOT STARTED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250006509	CO ISSUED		06/17/2025
250001987	NEW SWIMMING POOL	75,000	02/25/2025
B240008767		372,998	07/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/312	4/24/2024	WD	U	V	11	100
GRANTOR: BRADDOCK DWIGHT C & J						
GRANTEE: BRADDOCK RANDALL B						
0676/0104	2/26/1993	WD	Q	V	01	100
GRANTOR: BRADDOCK MAMIE F						
GRANTEE: BRADDOCK DWIGHT & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=120,10] W14 W26 W14 S40 E16 E20 E18 N40 $
FOP=[YR=2026;ORIG=80,-2] E26 S12 W26 N12 $
FOP=[YR=2026;ORIG=82,50] E20 S8 W20 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	2026	2025		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	000100	C	RES	100		OR	0.00	0.00	2.93	AC		1.00	1.00	1.00	34,000.00	34,000.00	99,620							

REVIEW DATE 01/16/2026 BY WW Total Acres: 2.93 Total Land Value: 99,620 Market: 0 Agricultural: 0 Common: 99,620 PRINTED 07/09/2026 BY SYS