

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

2026

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



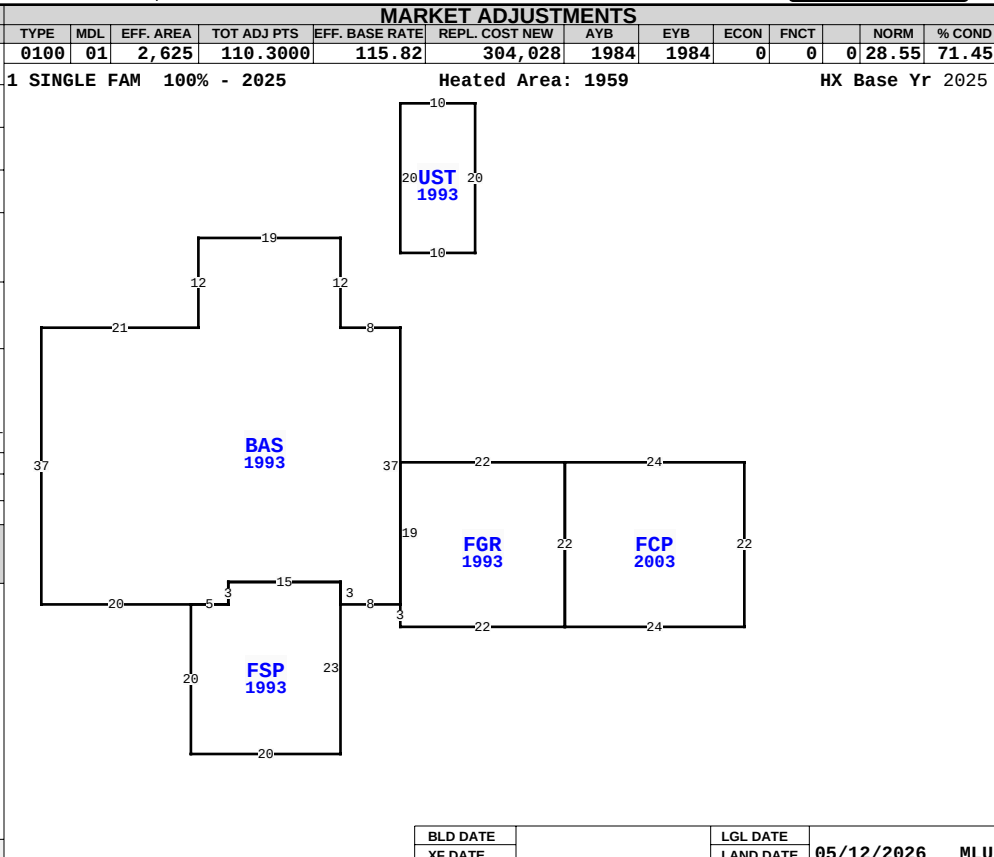
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	162,114
FCP	528	25	2003	132	10,923
FGR	484	55	1993	266	22,012
FSP	445	40	1993	178	14,730
UST	200	45	1993	90	7,448
TOTALS	3,616			2,625	217,228

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	
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
1	000100	C	RES	100	0005	OR	0.00	0.00	3.56



TOTAL OB/XF									
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	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	217,228								
TOTAL MARKET OB/XF VALUE	8,603								
TOTAL LAND VALUE - MARKET	99,680								
TOTAL MARKET VALUE	325,511								
SOH/AGL Deduction	112,881								
ASSESSED VALUE	212,630								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	161,219								
TOTAL JUST VALUE	325,511								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	327,098								

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	SALE PRICE	
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									
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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 \$.									