



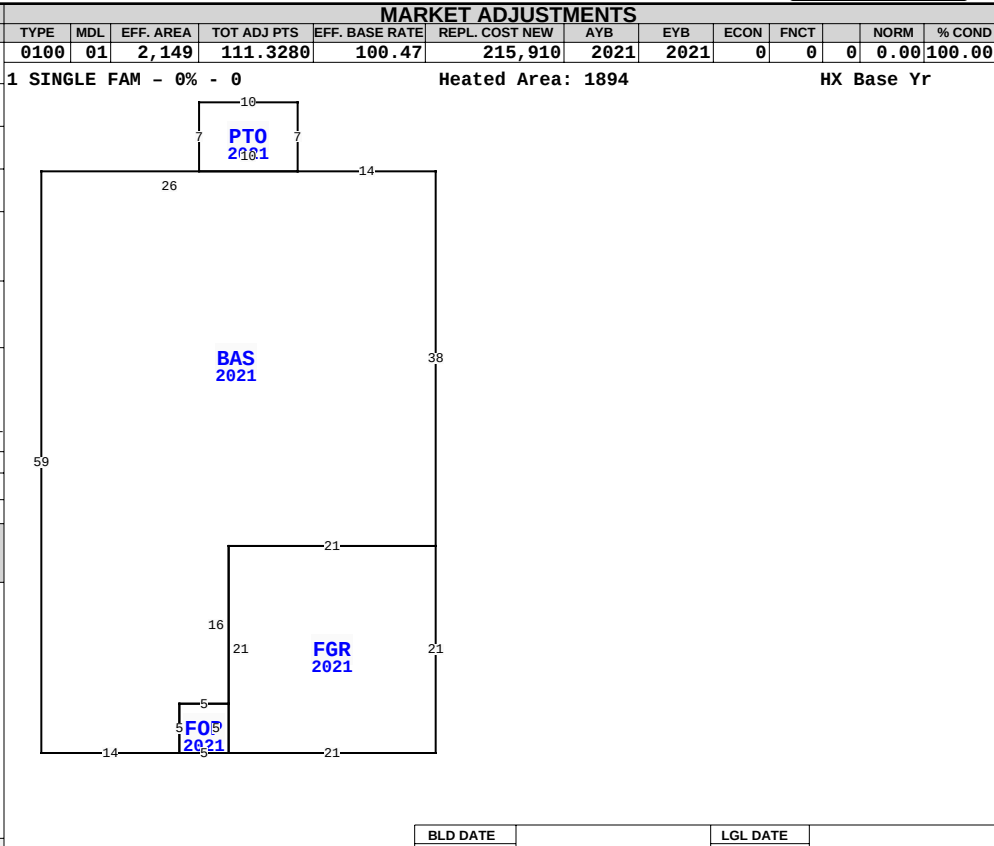
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	190,290
FGR	441	55	243	24,414
FOP	25	30	8	804
PTO	70	5	4	402
TOTALS	2,430		2,149	215,910

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	

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	SFR	0		PUD	0.00	0.00	1.00	UT	



75223 BRIDGEWATER DR, YULEE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,578											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										215,910	
TOTAL MARKET OB/XF VALUE										3,578	
TOTAL LAND VALUE - MARKET										55,000	
TOTAL MARKET VALUE										274,488	
SOH/AGL Deduction										14,720	
ASSESSED VALUE										259,768	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										259,768	
TOTAL JUST VALUE										274,488	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										236,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012609	CO ISSUED	0	09/20/2021
21005010	NEW CONSTR	266,727	04/20/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2505/0179	9/29/2021	SW	Q	I	01	279,000	

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: LIU BRIAN Y

BUILDING NOTES											
BAS=[YR=2021] W14 PT0=[YR=2021] N7 W10 S7 E10\$ W26 S59 E14 FOP=[YR=2021] E5 FGR=[YR=2021] E21 N21 W21 S21\$ N5 W5 S5\$ N5 E5 N16 E21 N38\$.											