



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		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	1,731	100	1,731	167,803
FGR	400	55	220	21,327
FOP	49	30	15	1,454
PTO	70	5	4	388
TOTALS	2,250		1,970	190,972

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	768.00	SF	5.20	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,970	107.4080	96.94	190,972	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1731 HX Base Yr											

75231 BRIDGEWATER DR, YULEE									
TOTAL OB/XF 3,994									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		190,972	
TOTAL MARKET OB/XF VALUE		3,994	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		249,966	
SOH/AGL Deduction		0	
ASSESSED VALUE		249,966	
TOTAL EXEMPTION VALUE		13	249,966
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		249,966	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012641	CO ISSUED	0	09/21/2021
2104385	NEW CONSTR	248,222	04/09/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/1971	9/24/2021	SW	Q	I	01	268,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: GUZMAN VANESSA A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 PT0=[YR=2021] N7 W10 S7 E10\$ W14 S57 E12 FOP=[YR=2021] S2 E7 N2 FGR=[YR=2021] E19 N20 W20 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E20 N37\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00
TOTAL OB/XF 3,994									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000		