LOT 279
RIVER GLEN PHASE 2 OR 2452/929

CARINO ERNESTO DAVID
75239 BRIDGEWATER DR
YULEE, FL 32097

2023

13-2N-26-1832-0279-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

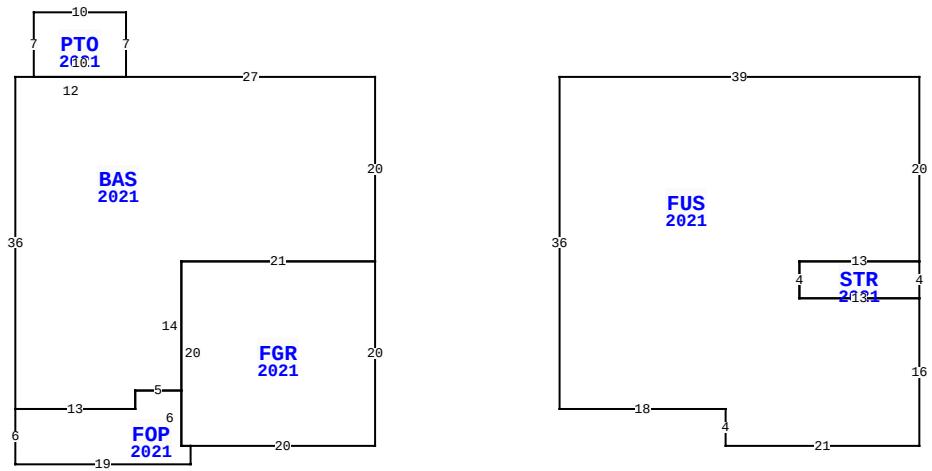
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	1,058	100	1,058	101,378
FGR	420	55	231	22,134
FOP	120	30	36	3,450
FUS	1,436	100	1,436	137,598
PTO	70	5	4	383
STR	52	10	5	479
TOTALS	3,156		2,770	265,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	106.1760	95.82	265,421	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2494 HX Base Yr



75239 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,421
TOTAL MARKET OB/XF VALUE		3,827
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		324,248
SOH/AGL Deduction		0
ASSESSED VALUE		324,248
TOTAL EXEMPTION VALUE	13	324,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		324,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004384	CO ISSUED	0	09/28/2021
21004384	NEW CONSTR	352,856	04/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1759	9/30/2021	SW	Q	I	01	323,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: CARINO ERNESTO DAVI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] N7 W10 S7 E10$ W12 S36 FOP=[YR=2021] S6 E19 N2 FGR=[YR=2021] E20 N20 W21 S20 E1$ W1 N6 W5 S2 W13$ E13 N2 E5 N14 E21 N20$ PTR=E20 FUS=[YR=2021] E39 S20 STR=[YR=2021] S4 W13 N4 E13$ W13 S4 E13 S16 W21 N4 W18 N36$ W20 $.

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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2021	2021	3	100	3,827	

LAND DESCRIPTION

TOTAL OB/XF 3,827

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	SFR	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/27/2021 BY TW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS