LOT 280
RIVER GLEN PHASE 2 OR 2452/929

LEVY JACK A
75247 BRIDGEWATER DR
YULEE, FL 32097

2023

13-2N-26-1832-0280-0000

BUILDING CHARACTERISTICS

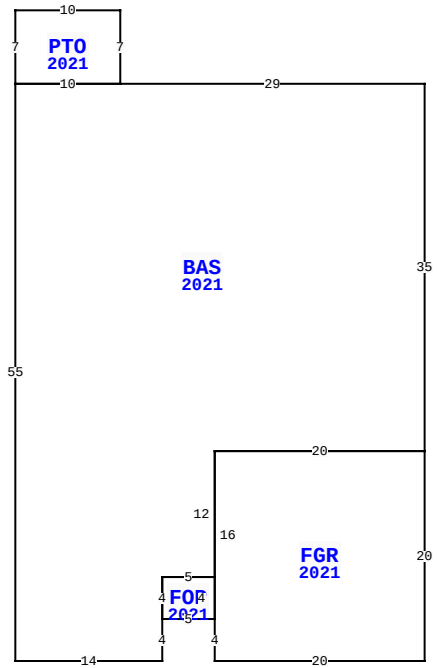
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,705	100	1,705	166,783
FGR	400	55	220	21,520
FOP	20	30	6	587
PTO	70	5	4	391
TOTALS	2,195		1,935	189,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	108.3880	97.82	189,282	2021	2021	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 0 Heated Area: 1705 HX Base Yr



75247 BRIDGEWATER DR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,282
TOTAL MARKET OB/XF VALUE	3,890
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	248,172
SOH/AGL Deduction	12,587
ASSESSED VALUE	235,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,585
TOTAL JUST VALUE	248,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012729	CO ISSUED	0	09/22/2021
21005260	NEW CONSTR	245,337	04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/1029	9/23/2021	SW	Q	I	01	273,000

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LEVY JACK A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W29 PTO=[YR=2021] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2021] E5 FGR=[YR=2021] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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	0	0	0	748.00	SF	5.20	5.20	100	2021	2021	3	100	3,890	

LAND DESCRIPTION

TOTAL OB/XF 3,890

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	0		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