

DEASON JEFFREY JR
75402 BRIDGEWATER DR
YULEE, FL 32097

2023

A standard linear barcode consisting of vertical black bars of varying widths on a white background.

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																														
Exterior Wall	31	HARDIE BRD 100								0100	01	2,094	106.8200	96.41	201,883	2022	2022	0	0	0	0.00	100.00	VALUATION BY																																														
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2023										Heated Area: 1856										HX Base Yr 2023										Tax Group: 4										Tax Dist:										STANDARD									
Roof Cover	03	COMP SHNGL 100								The diagram shows a large rectangular area labeled 'BAS 2022' with dimensions 24 by 39. Inside it, there's a smaller rectangle labeled 'PTO 2022' with dimensions 10 by 7. To the right of the main area, there's another section labeled 'FGR 2022' with dimensions 15 by 17. Various other dimensions like 13, 5, 3, 21, 20, 15, 17, 21 are shown along the perimeter and internal divisions.										BUILDING MARKET VALUE										201,883																																							
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,609																																							
Interior Floo	14	CARPET 60																		TOTAL LAND VALUE - MARKET										55,000																																							
Interior Floo	08	SHT VINYL 40																		TOTAL MARKET VALUE										260,492																																							
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0																																							
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										260,492																																							
Bedrooms		4 100								TOTAL EXEMPTION VALUE										HX HB										50,000																																							
Bathrooms		2 100								BASE TAXABLE VALUE										210,492																																																	
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										260,492																																																	
Stories	1.	1. 100								NCON VALUE										205,492																																																	
Units	0	0 100								INCOME VALUE																																																											
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										55,000																																																	
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	1,856	100	1,856	178,937																																																																	
FGR	420	55	231	22,271																																																																	
FOP	10	30	3	289																																																																	
PTO	70	5	4	386																																																																	
TOTALS		2,356		2,094	201,883																																																																
EXTRA FEATURES										75402 BRIDGEWATER DR, YULEE																																																											
L N	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	694.00	SF	5.20	5.20	100	2022	2022	3	100	3,609																																																						
LAND DESCRIPTION																																																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
1	000135	C	SFR CNSVTN	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 11/01/2022 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS																																																																					